NEW OWNER:
Send Property and Tax records to:
Joel & Katherine Veitschegger Revocable Trust
Joel P. Veitschegger and
Katherine A. Veitschegger, Trustees
3002 Simmons Ave.
Nashville, TN 37211

Instrument Prepared by:

Benjamin K. Dean
2403 Memorial Blvd.
Springfield, TN 37172

Map & Parcel: 119-14-0-111.00

Property Address:
3002 Simmons Ave.
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 526530 DEEDQC
12/08/2020 11:07:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201208-0142376

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed as of the 20th day of November, 2020, by Grantors, JOEL P. VEITSCHEGGER and Wife, KATHERINE A. VEITSCHEGGER, Witnesseth:

That the Grantors, JOEL P. VEITSCHEGGER and Wife, KATHERINE A. VEITSCHEGGER, do hereby quitclaim and convey unto Grantee, JOEL AND KATHERINE VEITSCHEGGER REVOCABLE TRUST, JOEL P. VEITSCHEGGER and KATHERINE A. VEITSCHEGGER, TRUSTEES OF THE JOEL AND KATHERINE VEITSCHEGGER REVOCABLE TRUST, all of Grantors' rights, title, and interest in and to certain realty situated in Davidson County, Tennessee, and being bounded and described as follows:

Land in the Davidson County, Tennessee, being Lot No. 35, Block A on the Plan of part one of Woodbine Courts of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel P. Veitschegger and wife, Katherine A. Veitschegger, by deed from JDS Investment Group, LLC, an Illinois Limited Liability Company of record in Instrument No. 20200317-0029236 for Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

This conveyance is subject to all matters shown on the Plan of Record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee. This conveyance is subject to restrictions of record in Book 1163, Page 441, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to Easement of Record in Book 4166, Page 33, in the Register's Office for Davidson County, Tennessee. Any and all existing easements and restrictions as shown of record not stated herein.

IN WITNESS WHEREOF, Grantors, JOEL P. VEITSCHEGGER and Wife, KATHERINE A. VEITSCHEGGER, have executed this quitclaim deed of realty as of the date written first herein.

JOEL P. VEITSCHEGGER, GRANTOR

KATHERINE A. VEITSCHEGGER, GRANTOR

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **JOEL P. VEITSCHEGGER**, the within named Bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of November, 2020.

NOTARY PUBLIC
My Comm Expires: 06-20-2023.

BENJAMIN K. DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **KATHERINE A. VEITSCHEGGER**, the within named Bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 20th day of November, 2020.

NOTARY PUBLIC
My Comm Expires: 06-20-2023.

BENJAMIN K. DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE]
COUNTY OF ROBERTSON]

The actual consideration given for this conveyance is $ 0.00.

AFFIANT

Subscribed and sworn to before me this the 20th of November, 2020.

Alana R. Noles

NOTARY PUBLIC
My Comm Expires: 06-20-2023.

ALANA R. NOLES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON