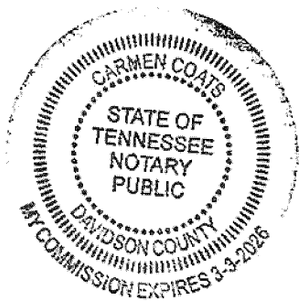
Karen Johnson Davidson County
Batch# 1255954 DEEDWARR
04/03/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $11,655.00
20250403-0025338



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **3,150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Wiedemann and Mala Wiedemann	New Owner	131080Z02200CO
(NAME) 1373 Duncanwood Court	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JGL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JASON WIEDEMANN AND MALA WIEDEMANN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat, Monroe Subdivision, of record in Instrument No. 20220815-0092442, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to JGL, LLC, a Tennessee Limited Liability Company by Deed dated December 20, 2023 from Hidden Valley Homes, LLC, a Tennessee limited liability company, recorded May 16, 2024, in Instrument Number 20240516-0036343, and recorded July 9, 2024, in Instrument Number 20240709-0051240, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1373 Duncanwood Court, Lot 22, Nashville, TN 37204

LT&E File #21784

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 1st day of April, 2025

JGL, LLC, a Tennessee Limited Liability Company

By: Lauren Pennington

Lauren Pennington, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

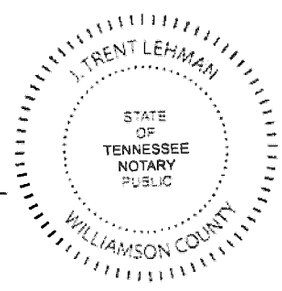
Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Lauren Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of JGL, LLC the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such Officer.

Witness my hand and seal, this 1st day of April, 2025.

Notary Signature

Printed Name: J. TRENT LEHMAN

My commission expires: 11/3/25



LT&E File #21784

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 1. 2025.

Affiant Signature

3rd day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028