Karen Johnson Davidson County
Batch# 935067 DEEDQC
10/28/2022 11:08:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221028-0116737

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

_____
Affiant

Subscribed and sworn to before me, this 26th day of October, 2022.

_____
Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jonathan Victor Diedrich and James Aaron Diedrich 1305D Pillow Street Nashville, TN 37203	New Owner	Map and Parcel No.: 093-11-0H-050.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jonathan Victor Diedrich, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Jonathan Victor Diedrich, unmarried, and James Aaron Diedrich, married, joint tenants with right of survivorship**, their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 509 of Muse, a Planned Unit Development with Private Elements a Horizontal Property Regime, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development a Horizontal Property Regime, of record in Instrument Number 20200123-0008592, amended in Instrument Number 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jonathan Victor Diedrich, unmarried by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, dated January 12, 2022 and recorded on January 14, 2022 in Instrument No. 20220114-0006011, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **65 Lindsley Avenue Unit 509, Nashville, TN 37210.**

Grantor covenants that he is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of October, 2022.

Jonathan Victor Diedrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan Victor Diedrich**, 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, at Office, this 26 day of October, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024