Karen Johnson Davidson County
Batch# 1375451 DEEDWARR
02/03/2026 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,998.00
20260203-0007490

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. EM-25-12077

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title and Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Braitsch	**New Owner**	
(NAME) 65 Lindsley Avenue, 509	(NAME) **4922 Colusa Drive**	093-11-0H-050.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS) **Oceanside, CA 92056**	
(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, I/we, **Jonathan Victor Diedrich, unmarried and James Aaron Diedrich, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Braitsch**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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; 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 of record in Instrument No. 202210114-0006011 Register's Office for Davidson County, Tennessee, dated January 12, 2022 and recorded on January 14, 2022.

Being the same property conveyed to Jonathan Victor Diedrich, unmarried, and James Aaron Diedrich, married, joint tenants with right of survivorship by Quit Claim Deed from Jonathan Victor Diedrich, unmarried of record in Instrument No. 20221028-0116737 Register's Office for Davidson County, Tennessee, dated October 26, 2022 and recorded on October 28, 2022.

Property was not used as a marital residence.

This is property more commonly known as 65 Lindsley Avenue, 509, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th (JD) day of January, 2026.

Jonathan Victor Diedrich

James Aaron Diedrich

STATE OF New York
COUNTY OF Kings

On this 20 day of January, 2026, before me personally appeared Jonathan Victor Diedrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of January, 2026.

Notary Signature Shanti Jimenez
My commission expires: 1/24/2029

SHANTI JIMENEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JI0033143
Qualified in Kings County
My Commission Expires 01-24-2029

STATE OF _____
COUNTY OF _____

On this ___day of January, 2026, before me personally appeared James Aaron Diedrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ___day of January, 2026.

Notary Signature
My commission expires:

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 21st 22nd (JD) day of January, 2026.

Jonathan Victor Diedrich

James Aaron Diedrich

STATE OF _____
COUNTY OF _____

On this ___ day of January, 2026, before me personally appeared Jonathan Victor Diedrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ___st day of January, 2026.

Notary Signature
My commission expires:

STATE OF California
COUNTY OF Sacramento

On this 22 day of January, 2026, before me personally appeared James Aaron Diedrich, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of January, 2026.

Notary Signature
My commission expires: 4/5/2029

ERIN H. DAUGHERTY
COMM. # 2516492
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. APRIL 5, 2029

Certificate of Authenticity

I, Andrew Suzave, 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 January 22, 2026.

Date

Affiant Signature

January 29, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)