Karen Johnson
Batch # 1298399
07/17/2025 10 13 24 AM
Fees $23 00 Taxes $5,968 10

Davidson County
DEEDWARR
4 pgs

20250717-0056432

Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt Juliet, TN 37122
VOL-25-3332

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,613,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of July, 2025

Notary Public

Commission Expires _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason B. Casey, Trustee of Sisters3 Irrevocable Trust dated October 29, 2024 3927 Kimpalong Drive Nashville, TN 37205	New Owner	117-07-3E-001 00-CO

WARRANTY DEED

FOR AND IN 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, **Benedict Cesare, an unmarried man, and Adriana Mirra-Cesare, an unmarrried woman,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason B. Casey, Trustee of the Sisters3 Irrevocable Trust dated October 29, 2024 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 Unit 3417A of Homes at 3417 Benham, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3417 Benham, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180731- 0074531, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3417 Benham, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180731-0074531, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Benedict Cesare and Adriana Mirra-Cesare, husband and wife, by Warranty Deed from Potter Brothers Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20191212-0128191, Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 12, 2019

Benedict Cesare and Adriana Mirra-Cesare having since divorced in Docket No. 25D-263, in Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

Dated this the 11th day of July, 2025

Adriana Mirra-Cesare

STATE OF Florida
COUNTY OF Miami-Dade

On this 11th day of July, 2025, before me virtually appeared Adriana Mirra-Cesare, 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 11th day of July, 2025.

Notary Signature
My commission expires. 11/12/2028

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notarized remotely online using communication technology via Proof.

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 3417-A Benham Avenue, Nashville, TN 37215

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 so 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.

Dated this the 11th day of July, 2025.

Benedict Cesare

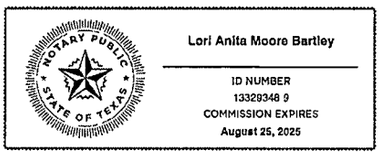
Benedict Cesare

STATE OF Texas
COUNTY OF Harris

On this 11th day of July, 2025, before me virtually appeared Benedict Cesare, 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 11th day of July, 2025

Lori Anita Moore Bartley 07/11/2025
Notary Signature Lori Anita Moore Bartley
My commission expires. 08/25/2025



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Virginia Desjarlais, 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 July 11th, 2025.

Date

Affiant Signature

July 15th, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

