Karen Johnson
Batch # 1351475
11/26/2025 11 57 51 AM
Fees $22 00 Taxes $0 00

Davidson County
DEEDQC
4 pgs

20251126-0094509

This Instrument Prepared By

Marissa Knight, Esq
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN

Name & Address of New Owner	Send Tax Bills To	Parcel ID
Benedict Cesare 815 Main Street #103 Nashville TN 37206	Benedict Cesare 815 Main Street #103 Nashville TN 37206	082-12-3E-103 00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Jolene, LLC (hereinafter "Grantor") by Adriana Mirra and Benedict Cesare as co-owners of Jolene, LLC, hereby convey, remise, release and forever quitclaim unto Benedict Cesare (hereinafter "Grantee") in his individual capacity, his successors and assigns, all Jolene, LLC's right, title and interest in a certain tract and parcel of land attached to the property located at 815 Main Street #103 Nashville TN 37206 and being more particularly described as the following tract of real estates·

Land in Davidson County, Tennessee, being Unit 103, together with a percentage interest in the common elements, as established pursuant to the Declaration for Jolene on Main Residential Condominium, of record as Instrument No 20210820-0112977 being shown on Plat attached thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to Anthony N Harris by warranty deed from Honorable Ventures, LLC, a Tennessee limited company of record as Instrument No. 20160602-0055667 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 2, 2016

Being a portion of the same property conveyed to The Avenue on Main GP by Quitclaim deed from Anthony N Harris, married of record in Instrument No 20210603-0074559 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 3, 2021

Being a portion of the same property conveyed to Jolene, LLC, a Tennessee limited liability company by Warranty Deed from The Avenue on Main GP of record as instrument number 20221108-0119895 Register's Office for Davidson, dated November 7, 2022 and recorded November 8, 2022

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), and all easements, utility easements or rights of way for public utilities that appear in the appropriate public record

Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jolene on Main Master Condominium of record in instrument Number 20210819-0112611, and amended in Instrument No 20210820-0112977, Register's office for Davidson County, Tennessee

Agreement for Dedication of Public Right of Way of record in Instrument Number 20191220-0131556, in the Register's Office for Davidson County, Tennessee

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only convey its interest in the Property on behalf of Jolene, LLC

This conveyance is further subject to taxes for the year 2025, which have been assumed by the Grantee Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 5th day of November, 2025 _____
Adriana Mirra, as co-owner of Jolene, LLC

Witness my hand this 27th day of August, 2025 _____
Benedict Cesare, as co-owner of Jolene, LLC

STATE OF ~~TENNESSEE~~) MASSACHUSETTS
COUNTY Essex)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named Adriana Mirra with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of NOVEMBAR, 2025

EMINA BABIC
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
08/13/2032

Notary Public. Emina Babic

My commission expires. 08/13/2032

STATE OF TENNESSEE)
COUNTY Davidson)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named Benedict Cesare with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this the 27th day of August, 2025

KARA GIESING
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Notary Public. [signature]

My commission expires: 07/06/2026

AFFIDAVIT

STATE OF TENNESSEE) and State of Massachusetts
COUNTY Davidson) County Essex

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0 00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a *Marital Dissolution Agreement* in the case of Adriana G Mirra v. Benedict J. Cesare, Third Circuit Court for Davidson County, Tennessee case No 25D-263.

Adriana Mirra

Witness my hand and official seal this the 5th day of November, 2025

NOTARY PUBLIC

My commission expires: 08/13/2032

EMINA BABIC
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
08/13/2032

Benedict Cesare

Witness my hand and official seal this the 27th day of August, 2025

NOTARY PUBLIC

My commission expires: 07/06/2026

KARA GIESING
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON