QUITCLAIM DEED

Karen Johnson
Batch # 1474458
09/16/2026 03:58:30 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20260916-0086403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 10-26-2027

(AFFIX SEAL)

SARAH E LONG
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires October 26, 2027

THIS INSTRUMENT WAS PREPARED BY:
WIDRIG LAW, PLLC
101 Westpark Drive, Suite 260
Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adriana G. Mirra	**Adriana G. Mirra**	
(NAME) **815 Main Street, #102**	(NAME) **815 Main Street, #102**	**082.12.3E-102.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00). CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOLENE, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ADRIANA G. MIRRA**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit 102, 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 in 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 03, 2021.

Being a portion of the same property conveyed to Jolene, LLC, a Tennessee limited company by Warranty deed from The Avenue on Main GP in Instrument No. 20221108-0119892 Register's Office for Davidson County, Tennessee, dated November 07, 2022 and recorded on November 08, 2022.

This Conveyance is subject to the matter 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), all easements, utility easements or rights of ways 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, Register's Office for Davidson County, Tennessee.

This is improved property located at 815 Main Street #102 Nashville TN 37206

It is expressly agreed by the parties hereto that all taxes for the year 2025 shall be paid by the GRANTEE.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK]

Witness our hands this the 18 day of November, 2025.

BENEDICT J. CESARE, *Co-owner of Jolene, LLC*

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENEDICT J. CESARE, the within named bargainer, 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 and official seal, this the 18th day of November, 2025.

Notary Public

My Commission Expires: 7/6/26

ALEXANDRA LOVAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness our hands this the 05 day of November, 2025.

ADRIANA G. MIRRA, *Co-Owner of Jolene, LLC*

STATE OF MA)
COUNTY OF ESSEX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANA G. MIRRA, the within named bargainer, 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 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

Witness our hands this the 5TH day of NOVEMBER, 2025.

ADRIANA G. MIRRA, *Grantee*

STATE OF MA)
COUNTY OF ESSEX)

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

Witness my hand and official seal, this the 5TH day of NOVEMBER 2025.

Notary Public

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

My Commission Expires: 08/13/2032

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

STATE OF MASSACHUSETTS)
COUNTY OF 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

Benedict J. Cesare

Witness my hand and official seal this the 14th day of September, 2026.

NOTARY PUBLIC

My commission expires: 8/5/2027

JENNIFER CASEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
August 05, 2027

Witness my hand and official seal this the 21 day of July, 2026.

SARAH E LONG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires October 26, 2027

NOTARY PUBLIC

My commission expires: 10-26-2027