This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn before me this the 7th day of June, 2022.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Linda Holloway 923 Virginia Ave Nashville, TN 37216	Keller Mortgage, LLC dba Keller Mortgage 4725 Lakehurst Court Suite 400 Dublin, OH 43016	061-11-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COCARIS REAL ESTATE GROUP, INC., A 50% UNDIVIDED INTEREST AND GREG MARSHALL AND LOIS MARSHALL,HUSBAND AND WIFE, A 50% UNDIVIDED INTEREST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LINDA HOLLOWAY AND ERIN HOLLOWAY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 42 on the Plan of Maplewood Manor Subdivision, of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 42 fronts 50 feet on the Northerly side of Virginia Avenue and runs back between parallel lines 235 feet to a dead line in the rear.

Being the same property conveyed to Cocaris Real Estate Group, Inc., a 50% undivided interest, and Greg Marshall and wife, Lois Marshall, a 50% undivided interest, by deed dated 08/07/2019, from Decadie, LLC, of record in Instrument No. 20190816-0082418, Register's Office for said County.

Also being the same property conveyed to Decadie, LLC, by deed dated 12/17/2016, from Richard Del Carlo and wife, Valerie Del Carlo, a 60% undivided interest, and Marshall McVeigh a 40% undivided interest, of record in Instrument No. 20161222-0134749, Register's Office for said County.

Also being the same property conveyed to Richard A. Del Carlo and Valerie J. Del Carlo, husband and wife, a 60% undivided interest, and Marshall T. McVeigh, a single man, a 40% undivided interest, by deed dated 11/21/2016, from Deborah P. Armstrong, unmarried, of record in Instrument No. 20161129-0125295, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 923 Virginia Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 868611 DEEDWARR
06/08/2022 10:18:58 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220608-0065472

Witness my hand this the 27th day of June, 2022.

Cocaris Real Estate Group, Inc.

Rick De Carlo, President.

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rick De Carlo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the PRESIDENT. of the within named bargainor, Cocaris Real Estate Group, Inc.,, and that HE, as such PRESIDENT, executed the foregoing instrument for the purposes therein contained by signing the name of Cocaris Real Estate Group, Inc. by the said Rick De Carlo as such PRESIDENT.

Witness my hand and official seal this _____ day of June, 2022.

My commission expires:

*See Notary Attached
Notary Public

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On 05/27/22 before me, Daniel Montes, notary public, personally appeared ***Rick De Carlo***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANIEL MONTES
Notary Public - California
Orange County
Commission # 2353613
My Comm. Expires Apr 3, 2025

Signature _____ (Seal)

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal of this reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 27, 2022 # of Pages: 3

Signer(s) Other Than Named Above: _____

Witness my hand this the 2nd day of June, 2022.

Greg Marshall

Lois Marshall

STATE OF IDAHO
COUNTY OF ADA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, ~~Cocaris Real Estate Group, Inc, and~~ Greg Marshall and Lois Marshall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2ND day of June, 2022.

My commission expires: 3/27/24

Notary Public

MICHAEL R. ANDERSON
COMMISSION # 59385
NOTARY PUBLIC
STATE OF IDAHO