QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1098582 DEEDQC
02/06/2024 02:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240206-0008404

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF February 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RICK DEL CARLO & DON HANKUS	**Same**	
(NAME)	(NAME)	**092 13 0 307.00**
5102 Bordeaux Ave	Same	
(ADDRESS)	(ADDRESS)	
Irvine CA 92604		
(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 GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **COCARIS REAL ESTATE GROUP, INC., A 50% UNDIVIDED INTEREST, AND DON HANKUS AND WIFE, ALISA HANKUS, A 50% UNDIVIDED INTEREST,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **RICK DEL CARLO, A MARRIED MAN, AND DONALD HANKUS, A MARRIED MAN, AS TENANTS IN COMMON,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 4 AND 5, MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 39, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DECADIE, LLC, BY WARRANTY DEED FROM ENTHEOS INVESTMENTS, LLC, OF RECORD IN INSTRUMENT NO. 20170901-0090023, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 22, 2017 AND RECORDED ON SEPTEMBER 01, 2017.

BEING THE SAME PROPERTY CONVEYED TO COCARIS REAL ESTATE GROUP, INC., A 50% UNDIVIDED INTEREST, AND DON HANKUS AND WIFE, ALISA HANKUS, A 50% UNDIVIDED INTEREST, BY QUITCLAIM DEED FROM DECADIE, LLC, OF RECORD IN INSTRUMENT NO. 20190816-0082421, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 07, 2019 AND RECORDED ON AUGUST 16, 2019.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 31 day of January 2024.

COCARIS REAL ESTATE GROUP, INC.

BY: RICK DEL CARLO
IT'S: PRESIDENT

STATE OF ~~TENNESSEE~~ California
COUNTY OF Orange

Before me, the undersigned of the state and county mentioned, personally appeared RICK DEL CARLO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of COCARIS REAL ESTATE GROUP, INC., the within named bargainor, a Corporation, and that such RICK DEL CARLO as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand, at office, this ____ day of _____ 2024.

Please see attached Certificate
Notary Signature

My commission expires:

Witness our hands this the 30th day of January 2024.

DON HANKUS

ALISA HANKUS

STATE OF Florida
COUNTY OF Palm Beach

On this 30th day of January 2024, before me personally appeared **DON HANKUS AND ALISA HANKUS**, 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 30th day of January 2024.

Notary Signature

My commission expires: 12/20/2024

ANTHONY CLEMENT
Notary Public - State of Florida
Commission # HH 073841
My Comm. Expires Dec 20, 2024

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 January 31, 2024 before me, Leah Soucie, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Rick Del Carlo
Name(s) of Signer(s)

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.

LEAH SOUCIE
COMM. # 2410074
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG 3, 2026

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.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit claim Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: Don Hankus and Alisa Hankus

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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State of California
County of Orange }

On January 31, 2024 before me, Leah Soucie, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alisa Hankus
Name(s) of Signer(s)

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.

LEAH SOUCIE
COMM. # 2410074
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. AUG 3, 2026

Place Notary Seal and/or Stamp Above

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

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Signature _____
Signature of Notary Public

OPTIONAL

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Title or Type of Document: Quit claim Deed
Document Date: _____ Number of Pages: 3
Signer(s) Other Than Named Above: Rick Del Carlo and Don Hankus

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Certificate of Authenticity

I, Adde Dilworth, 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 30, 2024**.

Date

Affiant Signature

January 30, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025