Karen Johnson Davidson County
Batch # 1361729 DEEDWARR
12/29/2025 09:11:12 AM 2 pgs
Fees: $13.00 Taxes: $2,571.13
20251229-0102416

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-07-2026

JM-C-25-3703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Equity Trust Company Custodian fbo John Dodd IRA	New Owner	
(NAME) 1122 Woodvale Dr	(NAME)	092-13-0-307.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COCARIS REAL ESTATE GROUP, INC. AND DONALD HANKUS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EQUITY TRUST COMPANY CUSTODIAN FBO JOHN DODD IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** 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, and 23, in Charlotte Park 2nd Addition to Nashville, as shown on Plat of record in Plat Book 161, Page 39, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cocaris Real Estate Group, Inc., a 50% undivided interest and Donald Hankus, a 50% undivided interest by Quitclaim Deed from Rick Del Carlo, a married man and Donald Hankus, a married man, dated February 1, 2024 and recorded February 6, 2024 in Instrument No. 20240206-0008406, Register's Office of Davidson County, Tennessee.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3707 Elkins Ave, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 11th DAY OF DECEMBER, 2025.

Cocaris Real Estate Group, Inc.

BY: _____
Rick Del Carlo
Sole Shareholder

_____
Donald Hankus

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Orange

Before me, the undersigned Notary Public, 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 the SOLE SHAREHOLDER of COCARIS REAL ESTATE GROUP, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE SHAREHOLDER.

Witness my hand and official seal, this the 10th day of December, 2025.

_____
Notary Public
My Commission Expires: 5/3/2029
(SEAL)

RONALD M. RODRIGUEZ
Notary Public - California
Orange County
Commission # 2516519
My Comm. Expires May 3, 2029

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Orange

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

Witness my hand and official seal, this the 10th day of December, 2025.

_____
Notary Public
My Commission Expires: 5/3/2029
(SEAL)

RONALD M. RODRIGUEZ
Notary Public - California
Orange County
Commission # 2516519
My Comm. Expires May 3, 2029

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212