

Prepared by:

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Panama City, Florida 32405

When recorded return to:

Keith Carroll Law, P.A.
340 W. 23rd St., Suite E
Panama City, Florida 32405

(Space above this line reserved for recording office use only)

Parcel Number: 34326-000-000

QUIT CLAIM DEED

THIS INDENTURE, made this August 11, 2022, between **Wade Properties, LLC, a Tennessee limited liability company** and **City Limits Construction, LLC, a Tennessee limited liability company**, whose post office address is 4910 Atwood Drive, Nashville, TN 37220 ("Grantor"), and **Kevin Montgomery, Trustee of the 13005 Oleander Drive Trust dated June 6, 2022**, whose post office address is P.O. Box 40466, Nashville, TN 37204 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of Ten and 00/100 (\$10.00) Dollars, along with other consideration paid by Grantee to Grantor, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Bay, State of Florida, to-wit:

Lot 5, Block 5, MAP OF BAHAMA BEACH a sub-division of a portion of the Southwest Quarter of the Northwest Quarter and Lot 3, Section 27, Township 3 South, Range 16 West, according to Map recorded in Book 3, Page 15, on file in the office of the Clerk of the Circuit Court of Bay County, Florida.

I HEREBY CERTIFY THIS INSTRUMENT WAS PREPARED FROM INFORMATION GIVEN TO ME BY THE PARTIES HERETO AND I DO NOT GUARANTEE THE MARKETABILITY OF TITLE OR ACCURANCY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.



L. Keith Carroll, Esq.

TO HAVE AND TO HOLD as fee simple owners, the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, Grantee's heirs, successors, and assigns.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed, the day and year first above written.

[Handwritten Signature]
Witness Sign

Christina Higgins
Witness Print

[Handwritten Signature]
Witness Sign

Holden Montgomery
Witness Print

GRANTOR:

Wade Properties, LLC
[Handwritten Signature]
Ken Wade, Managing Member

City Limits Construction, LLC
[Handwritten Signature]
Ken Wade, Managing Member

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public for the State of Tennessee, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert Giannone, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same and who is personally known to me or has been identified by providing valid identification.

Witness my hand and official seal, this August 12, 2022.

[Handwritten Signature]
Notary Public

My Commission Expires:
(SEAL)

