

WARRANTY DEED

Prepared By and Return to:
Ahmad Hajghassemali
2404 Johnson Road
Germantown, TN 38138

Property Appraiser's Parcel I.D. Number: 31437-400-148

This Warranty Deed made this 16 day of February, 2023, by and between **Ahmad Hajghassemali, as Trustee of the Ahmad Hajghassemali Living Trust dated February 4, 1992** and **Mehrdokht Hajghassemali, as Trustee of the Mehrdokht Hajghassemali Living Trust dated February 4, 1992** whose address is 2404 Johnson Road, Germantown, TN. 38139 hereinafter called the Grantor; and **Shedeh Hajghassemali**, hereinafter called the Grantee, whose mailing address is 3202 Devonshire Way, Germantown, TN 38139

WITNESSETH, that the Grantor, for and in consideration of the sum of Five Hundred Thirty Five Thousand and no/100 Dollars (\$535,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Bay, State of Florida, to wit:

Condominium Unit 1705, Seychelles, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2753, at Page 1936, as amended from time to time, of the Public Records of Bay County, Florida.

Property municipally known as 5115 Gulf Dr. #1705, Panama City Beach, FL.

Being one and the same property conveyed to the Grantors herein by Special Warranty Deed recorded at File Number 2008073506 or Book 3106, Page 1087, of the Public Records of Bay County, Florida.

The above described property is a gift by the herein named Grantor to the herein named Grantee.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022 and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carrie Baker
Witness Signature

Twila Renfrow
Witness Signature

Carrie Baker
Printed Name

Twila Renfrow
Printed Name

Grantors:

The Ahmad Hajghassemali Living Trust
Dated the 4th day of September 1992

By: [Signature]
Ahmad Hajghassemali, Trustee

The Mehrdokht Hajghassemali Living Trust
dated the 4th day of September 1992

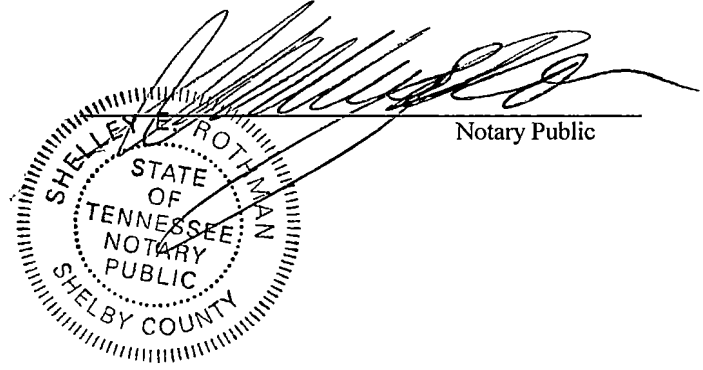
By: [Signature]
Mehrdokht Hajghassemali, Trustee

STATE OF TENNESSEE; COUNTY OF SHELBY:

Personally appeared before me, a Notary Public of this county, **Ahmad Hajghassemail, Trustee of the Ahmad Hajghassemali Living Trust dated the 4th day of February 1992, and Mehrdokht Hajghassemali, Trustee of the Mehrdokht Hajghassemali Living Trust dated the 4th day of February 1992**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at office this 16 day of February, 2023.

My Commission Expires: 3/28/2026



Notary Public