

Prepared by and return to:

Donna Whittemore
Watersound Closings & Escrow, LLC
274 Serenoa Rd., Unit 1B
Santa Rosa Beach, FL 32459
(850) 231-6445
File No 23-1189-1

Parcel Identification No 36463-442-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture made the 19th day of May, 2023 between Hathcock Realty Group, LLC, a Florida Limited Liability Company, whose post office address is 618 Gulf Shore Drive, Destin, Florida 32541, Grantor, to Berry Brandon Hensley and Tamra Marie Hensley, husband and wife, whose post office address is 2715 Portabella Lane, Cumming, Georgia 30041, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Bay County, Florida, to-wit:

Condominium Parcel: Apartment # 919, of Pinnacle Port, Phase 1-A, a condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 634, Page 53, of the Public Records of Bay County, Florida, on the 27th day of June, 1977, as amended by certificate of amendment thereto recorded in Official Records Book 644, Page 804 and Official Records Book 931, Page 1373, of the Public Records of Bay County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Seth Rountree
WITNESS
PRINT NAME: Seth Rountree

Kyle Bauman
WITNESS
PRINT NAME: Kyle Bauman

Hathcock Realty Group, LLC,
a Florida Limited Liability Company

By: [Signature]
David Penney, Manager

STATE OF Florida
COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 16th day of May, 2023 by David Penney, as Manager of Hathcock Realty Group, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public

Kyle Bauman
Print, Type/Stamp Name of Notary

KYLE STEVEN BAUMAN
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 355826
MY COMMISSION EXPIRES FEB. 07, 2027

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____