

Prepared by:

Mary Brannon Hudson, Esq.
Hudson Law, PA
2930 W. Co. Hwy. 30A, Ste. 106
Santa Rosa Beach, Florida 32459

When recorded return to:

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Grantor owns one hundred percent (100%) of the membership interest in Grantee. Because of the proportion of Grantor's ownership in Grantee is identical to the proportion of Grantor's ownership in the subject property, there is no change in beneficial ownership and there is no consideration for the transfer. Grantee is not a "purchaser" pursuant to Section 201.02(1), Florida Statutes. Accordingly, only minimum documentary stamp tax is affixed hereto.

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

Parcel Number: 40000-550-023

QUIT CLAIM DEED

THIS INDENTURE, made this 10th day of June 2023, between Michael Dixon and Melinda Dixon, husband and wife, whose address is 2453 Kirk Lane Northwest, Kennesaw, Georgia 30152 ("Grantor"), and Trilogy South, LLC, a Georgia limited liability company, whose address is 2453 Kirk Lane Northwest, Kennesaw, Georgia 30152 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), 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 Walton, State of Florida, to-wit:

Unit 306 of Aqua, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2933, Page(s) 1829, of the Public Records of Bay County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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 ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

Mary Brannon Hudson
Mary Brannon Hudson, Esq.

TO HAVE AND TO HOLD as fee simple owner, 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.

#1 [Signature]
Witness Sign

Alyan Gaborro
Witness Print

#2 [Signature]
Witness Sign

Brandon Okiche
Witness Print

GRANTOR:

[Signature]
By: Michael Dixon

[Signature]
By: Melinda Dixon

STATE OF Georgia

COUNTY OF Cobb

I, the undersigned, a Notary Public for the State of Georgia, do hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared, by means of physical presence or online notarization, by Michael Dixon and Melinda Dixon, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she 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 the 10th day of June, 2023.

[Signature]
Notary Public
My Commission Expires:
(SEAL)

