

**Prepared by and Return to:**

Kathy Prumatico  
MTI Title Insurance Agency, Inc.  
11501 Hutchison Blvd., Suite 107  
Panama City Beach, FL 32407

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #34326-000-000  
File- MFL-2268718  
Consideration Amount \$10.00

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**TRUSTEE DEED**

This Indenture, Made this July 29, 2024, between **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, hereinafter called the "Grantor"\*, and, **Ken Wade** whose post office address is: 4910 Atwood Dr, Nashville, TN 37220, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Bay County, FL, and being further described as follows:

Lot 5, Block 5, 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 on file recorded in Plat Book 3, Page 15, in the office of the Clerk of the Circuit Court of Bay County, Florida.

**Property Address:** 13005 Oleander Drive, Panama City Beach, FL 32407

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

**Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor resides thereon.**

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

WITNESSES:	GRANTOR(S):
<p>✓ <u>Laura Friel</u> Witness #1 Signature</p> <p><u>Laura FRIEL</u> Witness #1 Print Name</p> <p><u>4301 Hillsboro PK #300</u> Witness #1 Address</p> <p><u>Nashville, TN 37215</u> Witness #1 City, State, Zip Code</p>	<p>✓ <u>[Signature]</u></p> <p><b>Kevin Montgomery,</b> as Trustee</p>
<p>✓ <u>[Signature]</u> Witness #2 Signature</p> <p><u>Joseph White</u> Witness #2 Print Name</p> <p><u>4301 Hillsboro Pike #300</u> Witness #2 Address</p> <p><u>Nashville, TN 37215</u> Witness #2 City, State, Zip Code</p>	
<p><b>THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26</b></p>	

State of Tennessee; County of DeKalb

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 29<sup>th</sup> day of July, 2024 by: Kevin Montgomery as Trustee of the 13005 Oleander Drive Trust dated June 6, 2022, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced: Driver's license as identification.

[Signature]  
Notary Public, My Commission Expires: \_\_\_\_\_

