

Prepared by and Return to:
Mark Stockdale
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 #40000-350-006
File- MFL-2271192
Consideration Amount \$915,000.00

WARRANTY DEED

This Indenture, Made this 14th day of April, 2025, between Joseph Brett Hart, Sr. and Linda June Hart, husband and wife, whose post office address is: 1009 Battery Lane, Nashville, TN 37220, hereinafter called the "Grantor", and, Brian K Harris and Ashley M Harris, husband and wife, whose post office address is: 593 Harkreader Rd, Mount Juliet, TN 37122, hereinafter called the "Grantee".

[Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees. "Grantor" and "Grantee" are used for singular or plural, as context requires.]

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:

Condominium Unit No. 302, Sunrise of Sunrise and Sunset, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 2979, at Page 53, of the Public Records of Bay County, Florida. The above description includes but is not limited to all appurtenances to the Condominium Unit above described, including the undivided interest in the common elements of said Condominium.

Property Address: 116 Carillon Market Street, Unit 302, Panama City Beach, FL 32413

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.

Subject To: (1) Easements, conditions, restrictions, limitations of record, if any, without reimposing same;
(2) Taxes and assessments for the current and subsequent years.

Together with all 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 said 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 said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

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

WITNESSES:

✓✓ [Signature]
Witness #1 Signature

Jason Donald
Witness #1 Print Name

2890 Hwy 212 SW Ste A
Witness #1 Address

Conyers GA 30094
Witness #1 City, State, Zip Code

✓✓ [Signature]
Witness #2 Signature

Gregory Starr
Witness #2 Print Name

2890 Hwy 212 SW Ste A
Witness #2 Address

Conyers GA 30094
Witness #2 City, State, Zip Code

GRANTOR(S):

✓ [Signature]
Joseph Brett Hart Sr.

✓ [Signature]
Linda June Hart

THIS DEED IS NOT VALID WITHOUT THE PRINTED NAME, SIGNATURE, AND ADDRESS OF THE WITNESSES PURSUANT TO F.S. 695.26

State of Georgia; County of Rockdale

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 14th day of April, 2025 by: Joseph Brett Hart, Sr. and Linda June Hart, husband and wife who is/are personally known by me or who has/have produced: Tennessee Drivers as identification.

[Signature]
Notary Public

My Commission Expires: January 29, 2027

