Prepared By:
Sheryl Molangi, Grantor
7222 Snow Drive
Englewood, Florida 34224

Return To:
Anne E. Moore
Anne E. Moore, PLLC
3579 S. Access Road, Suite A
Englewood, FL 34224
(Estate Planning Attorney)

Karen Johnson Davidson County
Batch# 860407 DEEDWARRSP
05/23/2022 08:33:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220523-0059223

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made May 17, 2022, between SHERYL MOLANGI, GRANTOR, whose address is 7222 Snow Drive, Englewood, Florida 34224, and JEFFREY W. PALMER and SHERYL A. MOLANGI PALMER, TRUSTEES of ***The Molangi Palmer Revocable Trust***, created on May 17, 2022, whose address is also 7222 Snow Drive, Englewood, Florida 34224, GRANTEES:

KNOW ALL MEN BY THESE PRESENTS THAT, on May 17, 2022, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that **Sheryl Molangi,** a married woman, (herein "Grantor"), hereby grants, bargains, and sells to **Jeffrey W. Palmer** and **Sheryl A. Molangi Palmer, Trustees of *The Molangi Palmer Revocable Trust,* u/a dated May 17, 2022** (hereinafter "Grantees"), and Grantees' heirs and assigns forever, all of the Grantor's right, title, interest, and claim in the real property located at 1877 Loney Drive, Nashville, more particularly described in the land records of Davidson County, Tennessee, further described as follows:

Parcel ID Number: 106 14 0 013.00

Land in Davidson County, Tennessee, Being Lot No. 25 On the Plan of Raymond Heights Subdivision, of Record in Book 1424, Page 141, Register's Office for said County, to which plan reference Is hereby made for a more complete description.

Being the same property conveyed to Foxworthy, Inc. by deed from Hoyt Bell, of record in Instrument No. 20020225-0023413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The property hereinabove described was acquired by Grantors by Instrument No.: 20021009-0123129.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 the Grantees 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first written above.

Grantor:

Signature

Sheryl Molangi
7222 Snow Drive
Englewood, Florida 34224

Grantees:

Signature

Jeffrey W. Palmer, Trustee

The Molangi Palmer Revocable Trust
7222 Snow Drive
Englewood, Florida 34224

Signature

Sheryl A. Molangi Palmer, Trustee

The Molangi Palmer Revocable Trust
7222 Snow Drive
Englewood, Florida 34224

Signed and sealed in our presence and witnessed by us:

Witnessed:

Signature

Julia E. Moore
1493 Janet Place
Englewood, Florida 34223

Witnessed:

Signature

Ellen Hagberg
384 Yeager Street
Port Charlotte, Florida 33954

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF FLORIDA)
) TO WIT:
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged by me on May 17, 2022 by Sheryl Molangi, who ais personally known to me or who has produced a valid Driver's License or valid Identification card as identification.

Nadine Marie Tyson, Notary Public
Commission #: GG229447
My commission expires: July 1, 2022

NADINE MARIE TYSON
State of Florida-Notary Public
Commission # GG 229447
My Commission Expires
July 01, 2022

CERTIFICATE OF PREPARATION

On May 17, 2022, I, Sheryl Molangi, Grantor, and party to the Special Warranty Deed enclosed herewith, dated May 17, 2022, hereby certify that I prepared and executed the subject deed.

Signature

Sheryl Molangi, Grantor
7222 Snow Drive
Englewood, Florida 34224

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF FLORIDA)
) TO WIT:
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged by me, Nadine Marie Tyson, a Notary Public, on May 17, 2022 by Sheryl Molangi, who is personally known to me or who has produced a valid Driver's License or valid Identification card as identification.

Nadine Marie Tyson, Notary Public
Commission #: GG229447
My commission expires: July 1, 2022

NADINE MARIE TYSON
State of Florida-Notary Public
Commission # GG 229447
My Commission Expires
July 01, 2022