Prepared By:
Jeffrey W. Palmer and
Sheryl Molangi-Palmer, Grantors
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
20220523-0059224

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made May 17, 2022, between JEFFREY W. PALMER and SHERYL MOLANGI-PALMER, GRANTORS, 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 **Jeffrey W. Palmer** and **Sheryl Molangi-Palmer,** husband and wife, (herein "Grantors"), hereby grant, bargain, and sell 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 Grantors' right, title, interest, and claim in the real property located at 100 Lyle Lane, Nashville, more particularly described in the land records of Davidson County, Tennessee, further described as follows:

Parcel ID Number: 106 14 0 084.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 AS SHOWN ON THE MAP TITLED RAYMOND HEIGHTS, OF RECORD IN PLAT BOOK 1424, PAGE 141, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CECIL O. HARRIS AND HIS WIFE SUE FARRAR HARRIS, BY DEED FROM EDGAR TURRENTINE AND HIS WIFE WILLOMINA TURRENTINE, OF RECORD IN BOOK 2044, PAGE 405, DATED APRIL 28, 1952, SAID REGISTER'S OFFICE. CECIL O. HARRIS HAVING PREDECEASED

SUE FARRAR HARRIS, AND SUE FARRAR HARRIS HAVING SINCE DIED. THE LAST WILL AND TESTAMENT OF SUE AYDELOTTE HARRIS IS RECORDED AS PART OF DOCKET NUMBER 17P1127 IN THE PROBATE CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SUE FARRAR HARRIS AND SUE AYDELOTTE HARRIS BEING ONE AND THE SAME PERSON.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY W. PALM.ER, A MARRIED MAN BY DEED FROM FRANK M. HARRIS, INDIVIDUALLY AND AS THE EXECUTOR OF THE ESTATE OF SUE AYDELOTTE HARRIS RECORDED 12/15/2017 IN DEED INSTRUMENT NO. 201712150127965, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The property hereinabove described was acquired by Grantors by Instrument No.: 20210929-0130951.

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey this land; that the Grantors hereby specially warrant that title to the land is free from all encumbrances made by Grantors, and Grantors will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against none other.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Grantors:

Jeffrey W. Palmer
Signature

Jeffrey W. Palmer
7222 Snow Drive
Englewood, Florida 34224

Sheryl Molangi Palmer
Signature

Sheryl Molangi-Palmer
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 Jeffrey W. Palmer and Sheryl Molangi-Palmer, who are personally known to me or who have produced valid Driver's Licenses or valid Identification cards 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, we, Jeffrey W. Palmer and Sheryl Molangi-Palmer, Grantors, and party to the Special Warranty Deed enclosed herewith, dated May 17, 2022, hereby certify that we prepared and executed the subject deed.

Signature
Jeffrey W. Palmer, Grantor
7222 Snow Drive
Englewood, Florida 34224

Signature
Sheryl Molangi-Palmer, 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 Jeffrey W. Palmer and Sheryl Molangi-Palmer, who are personally known to me or who have produced valid Driver's Licenses or valid Identification cards 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