Karen Johnson Davidson County
Batch# 994637 DEEDWARR
04/20/2023 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230420-0029284

This instrument prepared by: Jeffrey Selzer, Esq.
Return to: Jeffrey Selzer, Esq.
Selzer Law
2550 N.E. 15th Avenue
Fort Lauderdale, FL 33305

Disclaimer: This Deed was prepared at the request of the Grantor, based on information provided by the Grantor, and without title examination. The scrivener has no knowledge as to the actual state of the title
Map-Parcel Numbers: 93-24-A-104CO

WARRANTY DEED

THIS INDENTURE is made on this 20th day of April, 2023, by **JEFF RYMER**, a single man, whose mailing address is 2809 N.E. 25th Street, Fort Lauderdale, Florida 33305, (hereinafter called the Grantor), to **JEFFREY R. RYMER, Trustee, UAD* (*under Agreement dated) APRIL 20, 2023 (known as THE JEFFREY R. RYMER TRUST, DATED APRIL 20, 2023 and which is a revocable trust)**, whose mailing address is 2809 N.E. 25th Street, Fort Lauderdale, Florida 33305 and is the person or entity responsible for the payment of the real property taxes (hereinafter called the Grantee):

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby does grant, bargain, sell, alienate, remise, release, convey and confirm unto the Grantee, all that certain land situate in Davidson County, State of Tennessee, to wit:

BEING Unit No. 104 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument Number 20050902-0106149, Register's Office for Davidson County, Tennessee, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.

Being a part of the same property conveyed to JEFF RYMER by Warranty Deed from 178 2nd Avenue North, LLC, a Georgia limited liability company, recorded the 12th day of July, 2006 in Instrument No. 20060712-0083695, in the Register's Office of Davidson County, Tennessee.

The original Trustee of the trust is the Grantor herein, JEFFREY R. RYMER, a/k/a JEFFREY RYMER , and he shall have the full power and authority to protect, conserve and to sell and convey, or to lease, grant or to encumber or otherwise to manage and dispose of the real property conveyed by this deed, it being the intent of Grantor to vest in the Trustees of the Trust full rights of ownership as authorized by Section 689.071 of the Florida Statutes. All Successor Trustees shall have all of the powers of the initial Trustee.

This Deed is only being recorded for the purpose of effecting a change in the form of title.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO conditions, restrictions, limitations, reservations and easements of record, if any; subject to taxes for the year 2023 and subsequent years; and to applicable zoning laws.

The benefits and obligations hereunder shall inure to and be binding on the heirs, executors, administrators, successors and assigns of the respective parties hereto.

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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kenneth S. Hatton

Clayton P. Naquin

JEFFREY RYMER

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY that the foregoing instrument was acknowledged and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 20th day of April, 2023, by JEFFREY RYMER, who ☐ is personally known to me or ☑ has produced FL Driver's License as identification, and who did take an oath.

JEFFREY SETH SELZER
MY COMMISSION # HH 081229
EXPIRES: April 7, 2025
Bonded Thru Notary Public Underwriters

Notary Public:

State of Florida at Large / My commission expires:

Tennessee Certification of Electronic Document

I, Jeffrey Seth Selzer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 20, 2023 (date of document).

Affiant Signature

04/20/2023
Date

State of FLORIDA

County of BROWARD

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notariation, on this 20th day of April, 2023 by Jeffrey Seth Selzer who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2023

NOTARY'S SEAL

