Prepared by and return to:
William A. Dooley, Esq.
William A. Dooley, P.A.
2042 Bee Ridge Road
Sarasota, FL 34239
Phone: 941-556-7200
Email: wdooley@wdooleylaw.com

Send Tax Bills To:
505 Community Court, LLC
8986 Rocky Lake Court
Sarasota, FL 34238

Karen Johnson Davidson County
Batch# 1302041 DEEDQC
07/25/2025 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250725-0058864

QUIT CLAIM DEED

This Quit Claim Deed made this 20th day of June 2025 between, Jake DiTomaso, an unmarried man, Kareena DiTomaso and Anthony DiTomaso, wife and husband, whose address is 505 Community Court, #9, Nashville, TN 37209, ("Grantor") in hand paid grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto 505 Community Court, LLC, a Florida limited liability company, whose address is 8986 Rocky Lake Court, Sarasota, FL 34238.

Witnesseth, that said grantor, for and in consideration of the sum of ten and no/100 dollars ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, all right, title, and interest in the following described land, situate, lying and being in Davidson County, Tennessee to-wit:

Land in Davidson County, Tennessee, being Unit No. 36 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210611-0079225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Jake DiTomaso, an unmarried man, Karen DiTomaso and Anthony DiTomaso, wife and husband by deed from RSD 44TH AVENUE, LLC, a Tennessee limited liability company, of record as Instrument No. 20241121-0090984, dated November 21, 2024, said Register's Office.

Subject to covenants, restrictions, easements of the record and taxes for the current year.

Parcel Identification Number: **091081A03600CO**

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise

appertaining.

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

Signed, sealed, and delivered in our presence:

Witness Name: Barbara J. Prinz
2042 Bee Ridge Road, Sarasota FL 34239

Witness Name: Shelby L. Hochstetler
2042 Bee Ridge Road, Sarasota FL 34239

Jake DiTomaso

Kareena DiTomaso

Anthony DiTomaso

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before by means of [X] physical presence or [ ] online notarization, this 21 day of June 2025, by Jake DiTomaso, Kareena DiTomaso, and Anthony DiTomaso, who are [ ] personally known to me, or [ ] produced _____ as identification.

William A. Dooley
Notary Public State of Florida

Notary Public State of Florida
William A. Dooley
My Commission
HH 184751
Exp.10/11/2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ -0-.

Affiant

Subscribed and sworn before me, this 25 day of June, 2025.

Notary

Notary Public State of Florida
Barbara J. Prinz
My Commission HH 617680
Expires 12/25/2028

Certificate of Authenticity

I, William A. Dooley, 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 June 25, 2025.

Date

Affiant Signature

June 25, 2025
Date

State of Florida

County of Sarasota

Sworn to and subscribed before me this 25th day of June, 2025.

Barbara J Prinz
Notary's Signature

Notary Public State of Florida
Barbara J. Prinz
My Commission HH 617680
Expires 12/25/2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)