

This Instrument Prepared by:

Rachel McQuillan
Boss Law, PLLC
10733 57th Avenue North
Seminole, FL 33772

After Recording Return to:

JMW Capital LLC
6795 Leipers Creek Road
Columbia, TN 38401

Parcel Identification Number:

23-27-15-92009-000-1210

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **2nd day of February, 2023** between **Pinellas Equities LLC, a Texas Limited Liability Company**, whose mailing address is **5000 Riverside Drive, Building 5 Suite 100W, Irving, TX 75039** ("**Grantor**") to, **JMW Capital LLC, a Tennessee Limited Liability Company** whose mailing address is **6795 Leipers Creek Road, Columbia, TN 38401** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Pinellas** County, Florida and fully described as follows:

Lot 121, TRENTWOOD MANOR, according to the map or plat thereof as recorded in Plat Book 68, Pages 64 and 65, Public Records of Pinellas County, Florida.

Commonly Known As: 1710 Stonehaven Way, Tarpon Springs, FL 34689

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Cecilia Becker

WITNESS

PRINT NAME: Cecilia Becker

Riley Clark

WITNESS

PRINT NAME: Riley Clark

GRANTOR:

Pinellas Equities LLC, a Texas Limited Liability Company

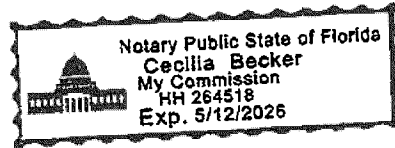
By: Nick Balzano
Nick Balzano, General Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 31 day of January, 2023, by Nick Balzano, as General Manager of Pinellas Equities LLC.

Cecilia Becker

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:

Type of Identification

Produced: _____