

Recording Requested By:

TDP HOLDINGS, LLC
6200 Rockside Woods Blvd N, Ste 215
Independence, Ohio 44131
Ph: 216-925-5125

After Recording

Return To and Mail Tax:

Matthew Johnstone
1144 Whirlaway Lane
Monroe, GA 30655
Ph: 770-207-1288

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No. 00-00-043-010-08912-000

This Special Warranty Deed, Executed this 10th day of September, 2022,

By **TDP HOLDINGS, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd N, Ste 215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Matthew Johnstone**, whose address is 1144 Whirlaway Lane, Monroe, GA 30655, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Wakulla, State of Florida, viz:

APN 00-00-043-010-08912-000

LOT 45 OR 14, BLOCK 21, OF WAKULLA GARDENS, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 567 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

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

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year as written below.

TDP HOLDINGS, LLC, Grantor
Craig Kahn, Managing Member

[Signature]
Grantor Signature

[Signature]
Witness 1 Signature

Victoria Eck
Witness 1 Printed Name

[Signature]
Witness 2 Signature

Cameron Walsh
Witness 2 Printed Name

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 6th day of September, 2022
(date) by **Craig Kahn of TDP HOLDINGS, LLC**, an Ohio limited liability company, on behalf of the corporation.

[Signature]
Notary Public

Victoria Eck
Printed Name

My Commission Expires:

June 29, 2026



Unofficial Copy