

This Instrument prepared by and return to:

Name: Lowe Legal & Title
Address: 68-A Feli Way
Crawfordville, FL 32327
(850) 926-8245

PIN: 00-00-121-080-12047-000
Address: 301 Canal Street, Crawfordville, FL

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE is made by Tyler Jay Tatum as Personal Representative of the Estate of Timothy J. Tatum, whose mailing address is 301 Canal Street, Crawfordville, Florida 32327, hereinafter called the "Grantor", and Tyler Jay Tatum, a single man, whose address is 301 Canal Street, Crawfordville, Florida 32327, hereinafter called the "Grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH:

WHEREAS, Timothy J. Tatum, deceased, died intestate, a resident of Wakulla County, Florida on April 15, 2024, seized and possessed in real property located in Wakulla County, Florida and hereinafter described as:

Shell Point Unit 1, Block E, Lot 12, plus a 10 foot strip of land west of Lot 12, Block E, situate and lying in Wakulla County, Florida.

Together with that certain Single Wide Mobile Home, VIN No.: 52136612

WHEREAS, Tyler Jay Tatum, has been appointed Personal Representative of the Estate as indicated by Letters of Administration recorded in OR Book 1359, Page 460, under Wakulla County, Florida, Probate Case No. 2024-CP-65;

NOW, THEREFORE, per the terms of the said Letters of Administration, Grantor is granted the authority to sell and/or convey the real property described herein.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and/or convey the Property and Grantor warrants the title to the Property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the said Decedent, has executed this instrument under seal on the 20th day of December, 2024.

Executed in the presence of:

Michelle Malone
 Witness Signature
 Print Name: Michelle Malone
68A Felt Way, Crawfordville, FL 32327

Tyler Jay Tatum
 Tyler Jay Tatum, Personal Representative
 of the Estate of Timothy J. Tatum

Nancy Sumner
 Witness Signature
 Print Name: Nancy Sumner
68A Felt Way, Crawfordville, FL 32327

STATE OF FLORIDA
 COUNTY OF WAKULLA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of X physical presence or _____ online notarization, this 20th day of December, 2024 by Tyler Jay Tatum, Personal Representative of the Estate of Timothy J. Tatum, who is personally known to me or who has produced X X X X X X as identification.

Nancy Sumner
 NOTARY PUBLIC
Nancy Sumner
 Notary Print Name
 My Commission Expires: _____

