

Recording Requested By:

Jerry Brown and Mildred Brown
PO BOX 10566
Dothan, AL 36304
Ph: 334-714-8656

After Recording Return**To and Mail Tax:**

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

WARRANTY DEED

Property Appraiser's Parcel Identification No. 03400-246-00

This Warranty Deed, Executed this 24th day of AUGUST, 2021

By **Jerry Brown and Mildred Brown**, husband and wife, whose address is PO BOX 10566, Dothan, AL 36304, hereinafter called the GRANTOR:

To **TDP HOLDINGS, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd., #215, Independence, OH 44131, 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 situated in the County of Levy, State of Florida, viz:

APN 03400-246-00

Tract #142, UNIVERSITY ESTATES, more particularly described as follows:

The East 1/2 of the NW 1/4 of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 12, Township 12 South, Range 17 East, Levy County, Florida.

Subject to conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

This is not the homestead of the grantor nor is it contiguous thereto.

TO HAVE AND TO HOLD the premises unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that at and until the ensembling of these presents, the land is free and clear from all liens and encumbrances whatsoever by, from, through, or under Grantor, except (i) taxes and assessment, both general and special, which are a lien but not yet due and payable, (ii) zoning regulations and ordinances, (iii) such easements, conditions, reservations, restrictions, and other matters of record; and that Grantor will WARRANT AND DEFEND the land, unto Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through, or under Grantor, except as above set forth.

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

Jerry Brown, Grantor

Jerry Brown
Grantor Signature

Jerry Brown
Grantor Printed Name

Jessie L. Atkins
Witness 1 Signature

Jessie L. Atkins
Witness 1 Printed Name

Becky L. Greene
Witness 2 Signature

Becky L. Greene
Witness 2 Printed Name

Mildred Brown, Grantor

Mildred Brown
Grantor Signature

Mildred Brown
Grantor Printed Name

Jessie L. Atkins
Witness 1 Signature

Jessie L. Atkins
Witness 1 Printed Name

Becky L. Greene
Witness 2 Signature

Becky L. Greene
Witness 2 Printed Name

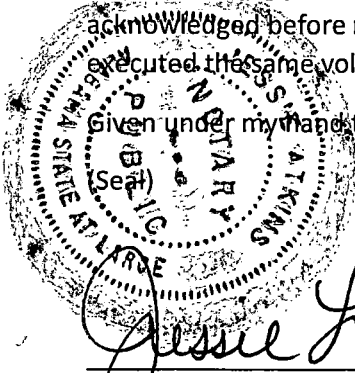
State of Alabama

County of HOUSTON

I, Jessie L. Atkins (name and style of officer) hereby certify that Jerry Brown and

Mildred Brown whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of AUG, 2021.



Jessie L. Atkins
Notary Public

MCE: 06-29-2025