

Record and Return to:
Southern Title Holding Company, LLC
2335 Beville Road
Daytona Beach, FL 32119

Prepared by:
Anjanette Stevens
Southern Title Holding Company, LLC
50 Leanni Way Ste D-4
Palm Coast, FL 32137

File Number: **FC211166L**

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Warranty Deed

This Warranty Deed made this 11 day of June, 2021, between Michael J. Thomas, as Personal Representative of The Estate of Dorothy Crimmins whose post office address is 45223 Thornhill Road, Canton MI 48118, grantor, to TCG Properties LLC, a Rhode Island limited liability company whose post office address is 6 Liberty Square, Suite 95410 Boston MA 02109, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Brevard County, Florida**, to-wit:

LOT 19, BLOCK 2081, PORT MALABAR UNIT FORTY SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 58 THROUGH 74, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

The property is not the homestead of the Grantor and the subject property is not contiguous to the homestead of the Grantor(s).

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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 said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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 Signature

Witness Name: Randy J. Royal

Witness Signature

Witness Name: Matt Breuer

Michael J. Thomas
Michael J. Thomas, as Personal Representative of The
Estate of Dorothy Crimmins

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me by means of (XX) physical presence or () online notarization, this 9 day of June, 2021, by **Michael J. Thomas, as Personal Representative of The Estate of Dorothy Crimmins**, who () is personally known to me or (XX) has produced Driver(s) License as identification.

MARY-ELIZABETH PISCO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires October 04, 2024
Acting in the County of Wayne

Mary Elizabeth Pisco
Notary Public
Printed Name: Mary Elizabeth Pisco
My Commission Expires: 10.04.2024

Wayne