

Record and Return to:
J. Howard Sheffield, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Place N., Suite 101
Jacksonville, Florida 32257
File No. 2024-109
Parcel ID No. 072535-0000

S/P: \$50,000.00

**LIMITED LIABILITY COMPANY
SPECIAL WARRANTY DEED**

THIS LIMITED LIABILITY COMPANY SPECIAL WARRANTY DEED is made this 13 day of March, 2024, by **HARMONY FAMILY GROUP, LLC, a Florida limited liability company**, whose mailing address is 426 Orange Bluff Avenue, Jacksonville, Florida 32211 (the "Grantor"), in favor of **TERRAWISE HOMES, INC., a Florida corporation**, whose address for notice is 426 Orange Bluff Avenue, Jacksonville, Florida 32211 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Duval, State of Florida, as more particularly described as follows:

South 1/2 of Lot 12, Except the West 50 Feet, Block 86, SPRINGFIELD, according to the plat thereof as recorded in Plat Book 2, Page 4, of the current Public Records of Duval County, Florida; and

The West 50 feet of the South 1/2 of Lot 12, Block 86 of EAST SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page 4, of the Public Records of DUVAL County, Florida (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD the above described Land, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

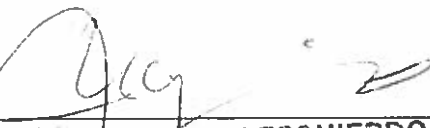
This conveyance is subject to real estate taxes for 2023 and subsequent years. all easements, restrictions, reservations and other matters of record, however, reference thereto shall not serve to re-impose the same.

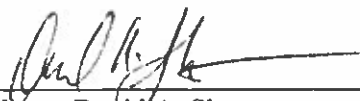
As against all persons claiming by, through, or under the Grantor, the Grantor covenants that, except as set forth above, the property is free of all encumbrances, that lawful and good right to convey the foregoing property are vested in the Grantor and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

**HARMONY FAMILY GROUP, LLC, a
Florida limited liability company**


Print Name: JOLEEN ESQUIERDO
Address: 6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

By: 
Print Name: David A. Shacter
Its: Manager

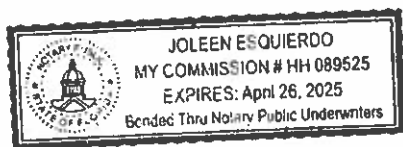

Print Name: SABRINA L. ROPER
Address: 6101 GAZEBO PARK PLACE N STE 101
JACKSONVILLE, FL 32257

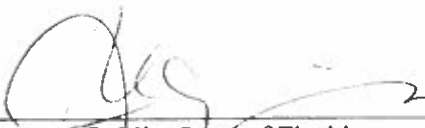
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence, on this 13th day of March, 2024, by David A. Shacter, as Manager of Harmony Family Group, LLC, a Florida limited liability company, who is personally known to me or has produced his driver's license as identification.

[NOTARY SEAL]




Notary Public, State of Florida
JOLEEN ESQUIERDO
Printed Name of Notary Public
My commission expires: