

This Instrument Prepared by:
Darryl W. Johnston, Esq.
Johnston Law Group, P.A.
29 S. Brooksville Ave.
Brooksville, FL 34601
Parcel No. R32 223 18 3021 0000 0080
Consideration: \$-10.00-

WARRANTY DEED

THIS DEED is made on August 11, 2023, between **William J. Callahan Jr., a married man**, whose mailing address is: **11348 Newington Avenue, Spring Hill, FL 34609-9614**, Grantor, and **William J. Callahan Jr. and Michelle Callahan, husband and wife**, whose mailing address is: **11348 Newington Avenue, Spring Hill, FL 34609-9614**, Grantees;

GRANTOR, in consideration of \$10.00 and LOVE AND AFFECTION by Grantees, has granted and conveyed to Grantees, the following described property in Hernando County, Florida:

Lot 8, PEARL ESTATES PHASE I, a subdivision according to the plat thereof recorded at Plat Book 34, Page 5, in the Public Records of Hernando County, Florida.

Parcel Identification Number: R32 223 18 3021 0000 0080

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year

TOGETHER WITH all rights belonging to the property.

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

THE PURPOSE of this deed is to vest ownership as tenants by the entireties.

AND Grantor covenant with Grantees that Grantor are lawfully seized of the property in fee simple; that Grantor have good right and lawful authority to convey the property; that Grantor do hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons; and that the property is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2022.

(WHEREVER used in this deed, the terms "Grantor" and "Grantee" shall include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural as context requires.)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO GUARANTEE OR OPINION ON TITLE HAS BEEN GIVEN BY JOHNSTON LAW GROUP, P.A.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Signed in our presence:

[Signature]
Witness

[Signature]
William J. Callahan Jr.

Kristin R Diaz
(Printed Name of Witness)

[Signature]
Witness

Darryl W. Johnston
(Printed Name of Witness)

STATE OF FLORIDA
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by physical presence or online notarization by **William J. Callahan Jr.**, who is personally known to me, or who produced FL ID as identification, this 11th day of August 2023.

[Signature]
Notary Public
Name typed, printed or stamped
My Commission Expires: _____



KRISTIN R. DIAZ
Notary Public
State of Florida
Comm# HH171364
Expires 8/30/2025