

This Instrument Prepared by:  
Banker Title & Escrow Corporation  
3310 West End Avenue, Suite 540  
Nashville, Tennessee 37203

Assessor of Property  
DeKalb County, Tenn.  
This is to certify that I have copied the names  
of the vendor and vendees in said deed of  
conveyance for the purpose of making proper  
corrections on the roll of assessments.  
MAP 052 PARCEL 007.00 P10  
DATE 11.22.21  
TAX YEAR 2022  
SHANNON A. CANTRELL ASSESSOR  
SHANNON A. CANTRELL

## QUITCLAIM DEED

<u>Address New Owner as Follows:</u>	<u>Send Tax Bill to:</u>	<u>MAP-PARCEL</u>
Massimino Holdings, LLC 1319 Essex Drive Wellington, FL 33414	New Owner	PART OF 052-007.00

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **Kathleen Massimino and Anthony Massimino, wife and husband**, the Grantors herein, by these presents do hereby **QUITCLAIM and CONVEY** unto **Massimino Holdings, LLC, a Florida Limited Liability Company**, the Grantee herein, its successors and assigns, all of her right title and interest in and to the following described real property in DeKalb County, Tennessee:

Land in De Kalb County, Tennessee, being Lot No.1, as shown on the map entitled Peninsulas Edge, Final Plat, of record in Plat Book 1, page 1507, Register's Office for De Kalb County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kathleen Massimino and Anthony Massimino, wife and husband, by Warranty Deed from PETNLP, LLC, a Florida limited liability company, of record in Record Book 505, page 276, Register's Office for DeKalb County, Tennessee.

This is unimproved real property known as: Lot 1 of Peninsulas Edge, Smithville, TN 37166.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 12 day of November, 2021.

GRANTORS:

  
Kathleen Massimino


  
Anthony Massimino

(HS)

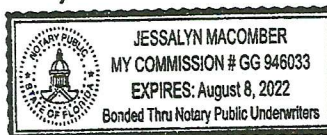
STATE OF Florida )  
COUNTY OF Palm Beach )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kathleen Massimino and Anthony Massimino**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 12<sup>th</sup> day of NOV, 2021.

  
Notary Public

My Commission Expires: 8-8-22

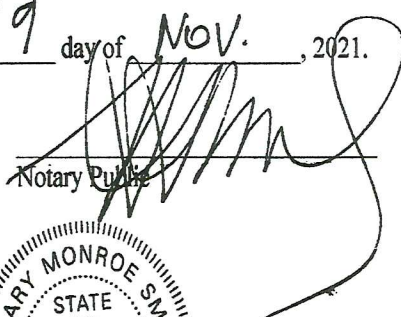


STATE OF TENNESSEE  
COUNTY OF DAVIDSON

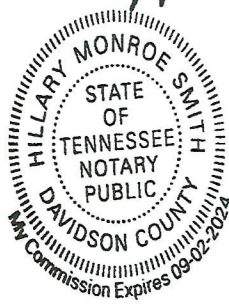
The Actual Consideration or Value, whichever of greater, for this transfer is \$0.00.

  
Affiant

Subscribed and sworn to before me this 19 day of NOV., 2021.

  
Notary Public

My Commission Expires: \_\_\_\_\_

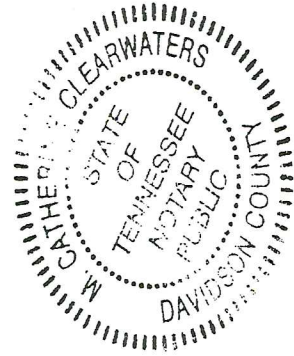


Jeffrey L. McMillen, Register  
DeKalb County  
Rec #: 136971 Instrument #: 200731  
Rec'd: 10.00 Recorded  
State: 0.00 11/22/2021 at 2:29 PM  
Clerk: 0.00 in Record Book  
Other: 2.00 511  
Total: 12.00 PGS 3-4

**Assessor of Property  
DeKalb County, Tenn.**

This is to certify that I have copied the names of the vendor and vendees in said deed of conveyance for the purpose of making proper corrections on the roll of assessments.

MAP 052 PARCEL 007.00 P10  
DATE 9/17/21  
TAX YEAR 2022  
Shannon A. Cantrell ASSESSOR  
SHANNON A. CANTRELL



**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.  
3310 West End Ave., Ste. 540  
Nashville, TN 37203  
P21-30887-PE

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 34,900.00.

*[Signature]*  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2021.

*[Signature]*  
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

**WARRANTY DEED**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Massimino and Anthony Massimino	NEW OWNER	
1319 Essex Drive		PART OF 052-007.00
Wellington, FL 33414		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, PETNLP, LLC, a Florida Limited Liability Company,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Kathleen Massimino and Anthony Massimino, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DE KALB COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Land in De Kalb County, Tennessee, being Lot No.1, as shown on the map entitled Peninsulas Edge, Final Plat, of record in Plat Book 1, page 1507, Register's Office for De Kalb County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to PETNLP, LLC, a Florida limited liability company, by Quitclaim Deed from Michael Emmons, of record in Record Book 503, page 825, Register's Office for DeKalb County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as Lot 1 of Peninsulas Edge, Smithville, TN 37166.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Grantor's hand this the 10 day of Sept, 2021.

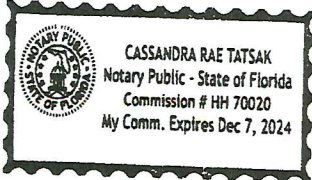
PETNLP, LLC  
By: Atlantic Land & Lakes Management, LLC, Its Manager

BY: [Signature]  
Zack McJunkin, Authorized Agent

STATE OF Florida  
COUNTY OF Duval

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Zack McJunkin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Atlantic Land & Lakes Management, LLC, Manager of PETNLP, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Authorized Agent on behalf of Atlantic Land & Lakes Management, LLC, Manager of PETNLP, LLC. Witness my hand and official seal this the 10 day of September, 2021.

My Commission expires: Dec 7 2024 [Signature]  
Notary Public



Jeffrey L. McMillen, Register  
DeKalb County  
Rec #: 136056 Instrument #: 199597  
Rec'd: 10.00 Recorded  
State: 129.13 9/17/2021 at 3:08 PM  
Clerk: 1.00 in Record Book  
Other: 2.00 505  
Total: 142.13 PGS 276-277