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Prepared by:

David J. Day, Esquire  
PO Box 5535  
Spring Hill, FL 34611

When recorded return to:

David J. Day, Esquire  
PO Box 5535  
Spring Hill, FL 34611

(Space above this line reserved for recording office use only)

**QUIT-CLAIM DEED**

THIS QUITCLAIM DEED, made this 10<sup>th</sup> day of April, 2019, between MICHAEL J. KELLY, a widowed man, by and through his Attorney-in-fact, ERIN KATHLEEN SHUTT, as Grantor(s), whose post office address is 6442 Covewood Drive, Spring Hill, FL 30609, First Party, to MICHAEL J. KELLY, a widowed man, and ERIN K. SHUTT, a married woman, whose post office address is 6442 Covewood Drive, Spring Hill, FL 34609, Grantee(s), as Joint Tenants with Rights of Survivorship, second Party:

WITNESSETH, that said First Party for and in consideration of the sum of \$10.00 in hand paid by the Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand and life estate which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to wit:

LOT 3, BLOCK 1354, OF SPRING HILL UNIT 20, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 65 THROUGH 80, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Also known as 6442 Covewood Drive, Spring Hill, FL 34609

Parcel # R32 323 17 5200 1354 0030

There is no guarantee of either marketability of title or accuracy of description as there was no examination of title of the property involved.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging on in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or in equity, to the only proper use, benefit and behalf of the said Second Party forever.

IN WITNESS WHEREOF, the said First Party, has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Elyse Albrecht 4/10/19  
Witness Signature

Elyse Albrecht  
Printed Name

Erin Kathleen Shutt 4/10/19  
MICHAEL J. KELLY, by and through his  
Attorney-in-fact, ERIN KATHLEEN SHUTT

Cortney B. Menendez 4/10/19  
Witness Signature

Cortney B. Menendez  
Printed Name

STATE OF FLORIDA:

COUNTY OF HERNANDO:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2019, by MICHAEL J. KELLY, by and through his Attorney-in-fact, ERIN KATHLEEN SHUTT, who is personally known to me or produced Fl Driver License as identification,



NOTARY PUBLIC:

Cortney B. Menendez  
Print Name: Cortney B. Menendez  
My commission expires: 12/6/2020

The Day Law Office, David J. Day, Esq., and Sandra H. Day, Esq., hereby certifies that this instrument was prepared based upon information supplied by the parties hereto. The Day Law Office does not guarantee either marketability of title or accuracy of description as examination of title of the property was not performed.