

Prepared by and Return to:
Joshua Brauwerman
Trusted Title, Inc.
13779 Linden Drive
Spring Hill, FL 34609

File Number: FL2406013

Prepared as a mere necessity incident to honor a title insurance commitment and to issue a title policy.

Space Above This Line is For Recording Data _____

GENERAL WARRANTY DEED

MADE THIS 4th day of September, 2024, but effective the 5th day of September, 2024, by The Shield Group, LLC, a Florida limited liability company, whose address is 1201 Tryon Circle, Spring Hill, FL 34606, hereinafter collectively referred to as Grantor, hereby conveys and warrants to Grecia Capellan, a single woman, whose address is 6138 Shannon Avenue, Spring Hill, FL 34606, hereinafter collectively referred to as Grantee,

(Whenever used herein the term "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)

WITNESSETH, that the grantor, for and in consideration of the sum of **Three Hundred Ninety Thousand Dollars and No Cents (\$390,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, that certain land situate in the County of Hernando, State of Florida, viz:

LOT 3, BLOCK 1514, SPRING HILL UNIT 22, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 31 THROUGH 43, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel ID Number: **R32-323-17-5220-1514-0030**

More commonly known as: **6138 Shannon Avenue, Spring Hill, FL 34606**

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

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, 2023.

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

Signed, sealed and delivered in our presence:

The Shield Group, LLC, a Florida limited liability company

[Handwritten Signature]
Witness Signature:

George Patrick Hand III
Print Witness Name:

13793 Linden Dr., Spring Hill, FL 34609
Mailing Address:

By: *[Handwritten Signature]*
Michael T. Conners, as managing member

[Handwritten Signature]
Witness Signature:

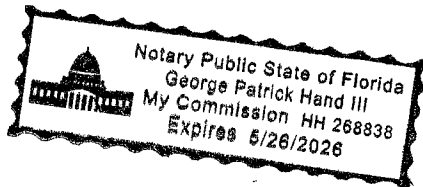
Joshua Jukasz
Print Witness Name:

13793 Linden Dr., Spring Hill, FL 34609
Mailing Address:

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me, a notary public, by means of physical presence or online notarization, this 4 day of **September, 2024**, by **Michael T. Conners, as managing member of the Shield Group, LLC, a Florida limited liability company**, on behalf of said company, who is personally known to me, or who has produced a valid Florida D.L. as identification.



(Notary Seal or Stamp)

[Handwritten Signature]
Notary Public, State of Florida
Printed Name: George Patrick Hand III
My commission expires: 5/26/26