

3/31/2026 3:48 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3474106

Consideration: \$244,000.00

Prepared by and return to:
Berlin Patten Ebling, PLLC
Attn: Cheri Kuenn, Esq.
8433 Enterprise Circle
Suite 200
Lakewood Ranch, FL 34202
26-48130-001

Doc Stamp-Deed: \$1,708.00

Property Appraiser's Parcel ID No.: 0038-11-0009

(FOR INFORMATIONAL PURPOSES ONLY)

WARRANTY DEED

THIS WARRANTY DEED, is made this 31st day of March, 2026, by and between **ZAMORAH BERTHA FIGUEROA, A SINGLE WOMAN**, whose address is **100 Powell Place, 1280, Nashville, TN 37204** (hereinafter "GRANTOR"), and **JASON MICHAEL DANTER, A SINGLE MAN**, whose address is **1533 Union Hill Road, Goodlettsville, TN 37072** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Sarasota County, Florida**, to wit:

LOT 6, BLOCK A, PLEASANT ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 95, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

(acknowledgment signatures on following page)

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

(1) Keshari Tucker
Printed Name Keshari Tucker
P.O. Address _____

Zamorah Bertha Figueroa
Zamorah Bertha Figueroa

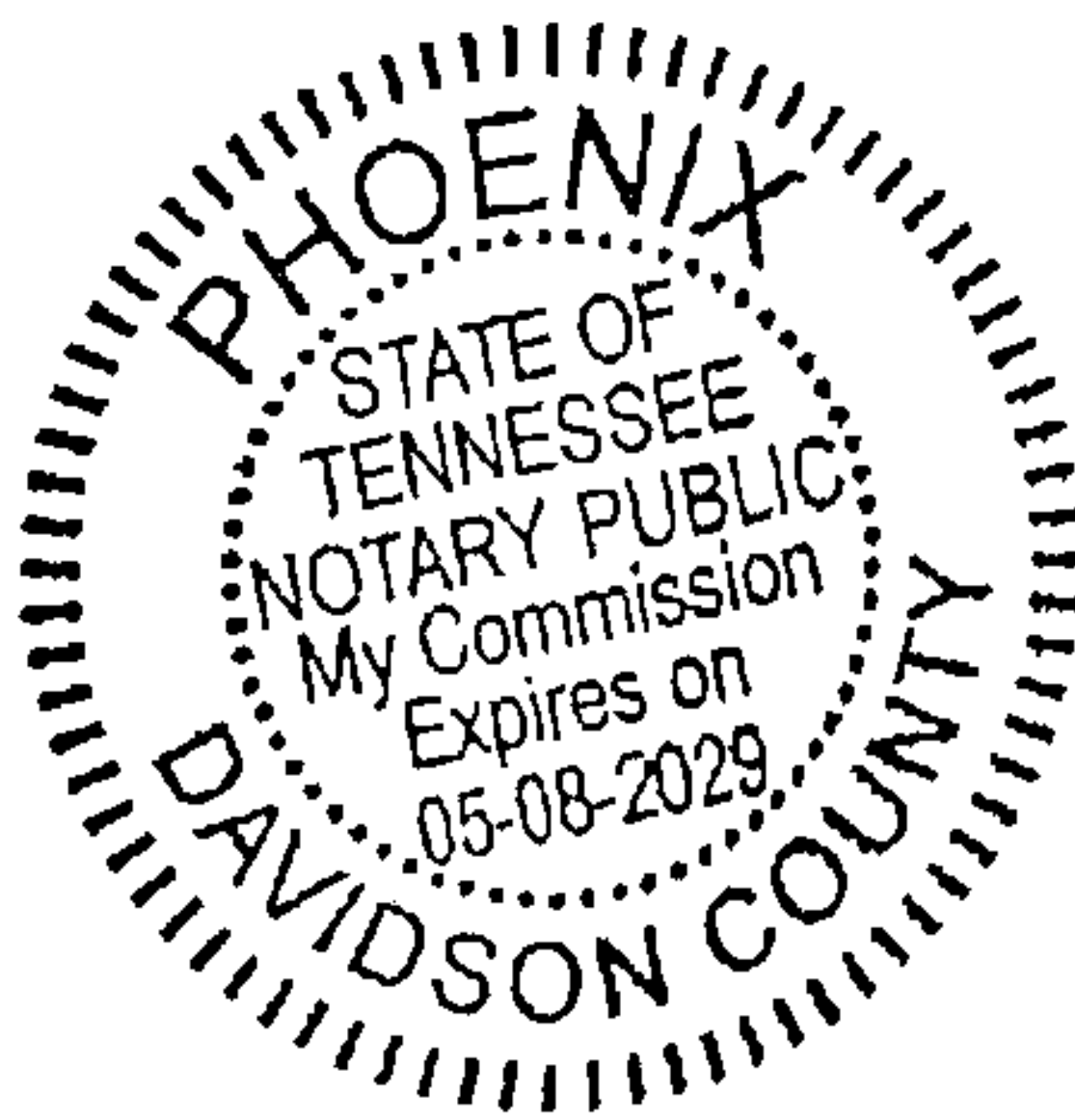
(2) Phoenix
Printed Name Phoenix
P.O. Address _____

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of March, 2026, by Zamorah Bertha Figueroa, who is/are personally known to me or who has/have produced passport as identification.

Phoenix
Signature of Notary Public

Phoenix
Print, Type/Stamp Name of Notary





BERLIN | PATTEN | EBLING

ATTORNEYS AT LAW

NOTICE TO NOTARY PUBLIC

Name of Notary Public: Phoenix

Email Address of Notary: store2975@theupsstore.com

Address of Notary: 2817 West End Avenue, Nashville, TN 37203

Place of Employment of Notary: The UPS Store

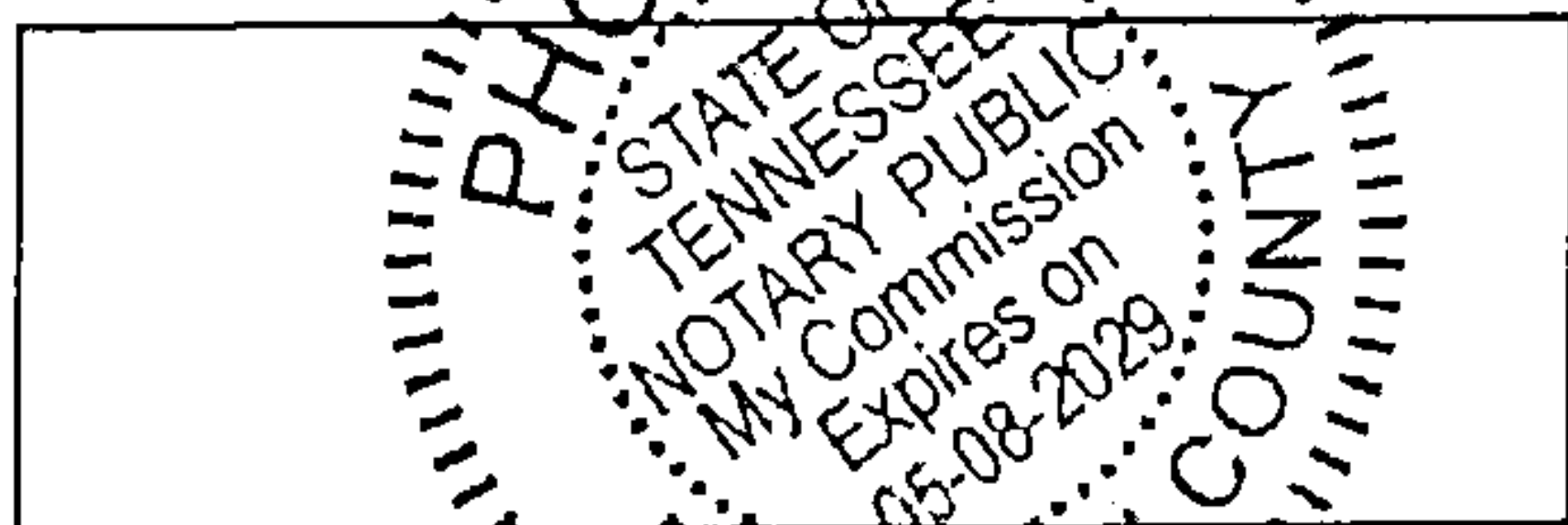
Telephone Number of Notary: (615) 3270407 My commission expires: 5/8/2029

State of Notarization: Tennessee County of Notarization: Davidson

Please confirm the following:

- I have completed each notary block in full, including the date and location of notarization.
- I have notated in each notary block whether the signor is personally known to me or what type of identification has been produced.
- I have attached copies of the signor's(s) Driver license(s) or other State or Government issued photo identification to this form.
- I have affixed my stamp/seal to all notarized documents.
- I have marked in each notary block whether the notarization was performed in person or online.
- If required by the state of notarization, I have attached a separate jurat or acknowledgment page.

Sample Seal:



State of Florida requires certain documents to be signed in the presence of a Notary Public and TWO (2) SEPARATE witnesses. The Notary Public may act as one of the witnesses. Witnesses' names must be signed and printed. NO relation or spouse may sign as a witness or notary public. The witnesses must provide an address.

PLEASE PRINT THE TWO (2) WITNESS NAMES AND ADDRESSES HERE:

Keshari Tucker
WITNESS #1 PRINTED NAME

2817 West End Ave, Nashville, TN, 37203
WITNESS #1 ADDRESS

Phoenix
WITNESS #2 PRINTED NAME

2817 West End Avenue Nashville, TN 37203
WITNESS #2 ADDRESS

I, the undersigned Notary Public, do hereby swear that I have checked the identification of those parties who have signed before me and I have attached copies of their Driver's License(s) or other State or Government issued photo identification. I have verified them to be the same as those described in the instruments acknowledged before me.

[Signature]
Signature of Notary Public

Dated: 5/26/2026