

**RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2026064842 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3493843



Doc Stamp-Deed: \$2,170.00

Prepared by and Return to:  
Ranee Polis, an employee of  
First International Title, LLC  
992 Tamiami Trl, Unit G  
Port Charlotte, FL 33953

File No.: 263595.2-95

**WARRANTY DEED**

This indenture made on **May 13, 2026** by **George W. Hardman III, a single man**, whose address is: 285 Watson Road, Rutledge, TN 37861 hereinafter called the "grantor", to **Cayden Davis and McAdin Davis, husband and wife**, whose address is: 4180 Dureve Avenue, North Port, FL 34286, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota County, Florida**, to-wit:

**The Westerly 40 feet of Lot 13, and all of Lots 14 and 15, Block 528, ELEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 13, Page(s) 2, 2A through 2I, inclusive, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0965052814, 0965052815**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

*George W. Hardman III*  
George W. Hardman III

Signed, sealed and delivered in our presence:

*[Signature]*  
1st Witness Signature

*Stephanie Drexler*  
2nd Witness Signature

Print Name: SRaneePolis

Print Name: Stephanie Drexler

Address: 992 Tamiami Tr. #4

Address: 992 Tamiami Trail Unit G

Port Charlotte FL 33953

Port Charlotte, FL 33953

State of FL

County of Charlotte

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 5/12/2020, by **George W. Hardman III**, who (  ) is/are personally known to me or who (  ) produced a valid DR License as identification.

*[Signature]*

Notary Public Signature  
Printed Name: SRaneePolis  
My Commission Expires:

(NOTARY SEAL)

