

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026073679 2 PG(S)**

Prepared by and Return to:
Roknich Law Firm, PA
Nick Roknich, III
1800 Second Street, Suite 854
Sarasota, Florida 34236
Our File Number: 230524
Consideration: \$525,000.00

6/1/2026 1:42 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
SIMPLIFILE Receipt # 3501244

Doc Stamp-Deed: \$3,675.00

For official use by Clerk's office only

) **SPECIAL WARRANTY DEED**
) (Corporate Seller)
)

THIS INDENTURE, made this 1st day of June, 2026, between **TDA Homes, LLC, a Florida limited liability company, a corporation**, whose mailing address is: **32 West 32nd Street, Woodland Park, New Jersey 07424**, party of the first part, and **Stephen Paul Nicodemus and Maria Nicodemus, Husband and Wife**, whose mailing address is: **380 Holly Road, Venice, Florida 34293**, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots 3278 and 3279, SOUTH VENICE, UNIT NO. 11, according to the plat thereof, as recorded in Plat Book 6, Page 47, of the Public Records of Sarasota County, Florida.

Parcel ID#0459080051

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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.

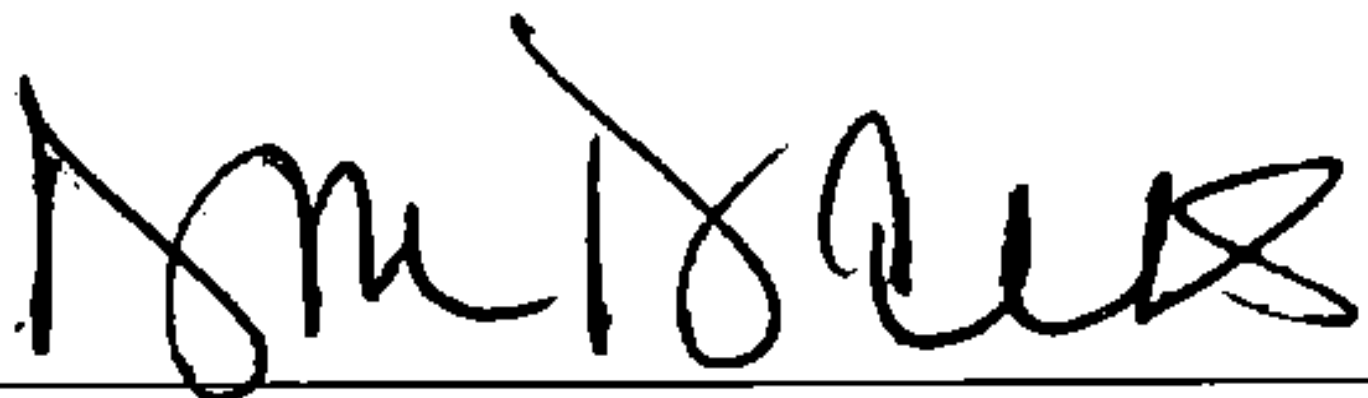
AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

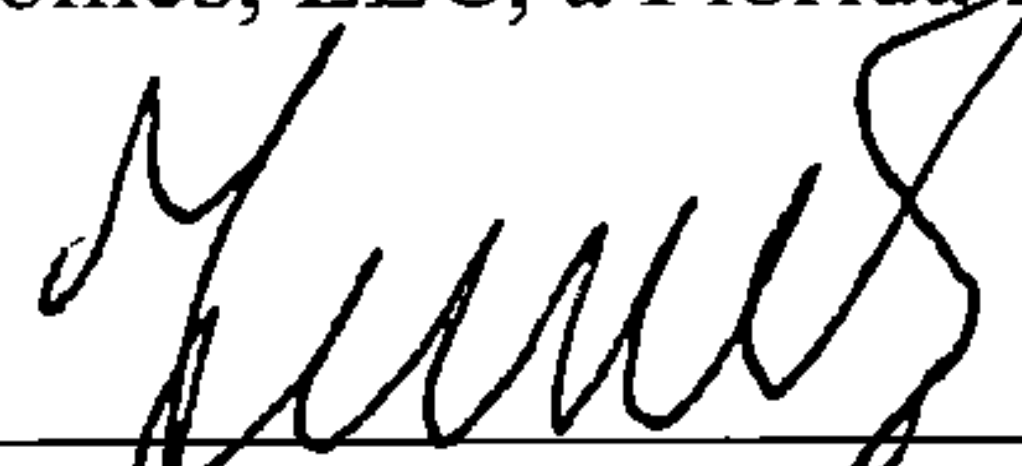
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IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth this ____ day of June, 2026.

Signed, sealed and delivered in the presence of:

TDA Homes, LLC, a Florida limited liability company



By: 

Witness #1 signature
Dina M. Davis

Tatiana Kalenikova, Manager

Print Witness #1 name
Post Office Address: 405 Commercial Court, Unit D, Venice,
Florida 34292

(Corporate Seal)



Witness #2 signature
Catherine E. Bruce

Print Witness #2 name
Post Office Address: 405 Commercial Court, Unit D, Venice,
Florida 34292

State of Florida
County of Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence or online notarization this 29th day of May, 2026 by Tatiana Kalenikova, Manager of TDA Homes, LLC, a Florida limited liability company who is personally known to me or who produced _____ as identification.



Notary Public

Print Notary Name

My Commission Expires: _____

Notary Seal

