

Prepared by and return to:
✓ Sheryl A. Edwards, Esquire
The Edwards Law Firm, PL
500 South Washington Boulevard
Suite 400
Sarasota, FL 34236
941-363-0110

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026077787 2 PG(S)
June 08, 2026 05:00:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$4,410.00



File No 2026-10
Parcel Identification No Property 1:
0107-02-4008
Consideration: \$630,000.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of June, 2026 between Crescent Royale AD LLC, a Florida Limited Liability Company, Gwendolyn B. Hamlin, and Gwendolyn B. Hamlin, Individually and as Personal Representative of The Estate of Sally J. Hamlin, whose post office address is 701 North Fort Lauderdale Beach Boulevard, #1004, Fort Lauderdale, FL 33304, of the County of Broward, State of Florida, Grantor, to Five Oaks Development Group East, LP, a Tennessee Limited Partnership, whose post office address is 1629 Parkway, Sevierville, TN 37862, of the County Sevier, State of Tennessee Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sarasota, Florida, to-wit:

Apartment 1B, Crescent Royale, Unit 3, a Condominium according to the Declaration of Condominium as recorded in Official Records Book 960, Pages 1575 through 1591, and amendments thereto, and as per plat thereof, recorded in Condominium Book 5, Pages 30 30A and 30B, and amendments thereto, of the public records of Sarasota County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that none of the Grantors or any members of the household of the Grantors reside thereon.

Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Britni Bloom

WITNESS

PRINT NAME: Britni Bloom

Witness Address: 110 N. Federal Hwy Box

Ft Lauderdale, FL 33301

WITNESS

PRINT NAME: Lisa Cook

Witness Address: 1777 SE 5th St.

Ft Lauderdale, FL 33314

Crescent Royale AD LLC, a Florida Limited Liability Company

By: [Signature]

Gwendolyn B. Hamlin, its Sole Member

[Signature]

Gwendolyn B. Hamlin

The Estate of Sally J. Hamlin

By: [Signature]

Gwendolyn B. Hamlin, Individually and as Personal Representative

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 4th day of June, 2026, by Gwendolyn B. Hamlin, sole Member of Crescent Royale AD LLC, a Florida Limited Liability Company, Gwendolyn B. Hamlin and Gwendolyn B. Hamlin, Individually and as Personal Representative of The Estate of Sally J. Hamlin, (☐) who is/are personally known to me or (☒) who has/have produced Driver's License as identification.

[Signature]
Signature of Notary Public

LISA COOK
Print, Type/Stamp Name of Notary

