

9/18/2026 4:07 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

CSC

Receipt # 3547130

This Instrument Prepared by and Return to:

Heather Jacobs

Hometown Title & Closing Services

324 Goldstein Street

Punta Gorda, FL 33950

File Number: 20261274

Parcel ID: **1150234623**

Florida Documentary Stamps in the amount of **\$94.50** have been paid hereon.

Doc Stamp-Deed: \$94.50

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **18th day of September, 2026** by

Lina Xie, a Single Woman,

whose post office address is 3451 Southern Avenue, Apt. 3, Memphis, TN 38111,

herein called the Grantor, to

TLMJ LLC, a Florida Limited Liability Company, and Duane Needham,

whose post office address is 21264 Hawthorne Avenue, Port Charlotte, FL 33954,

hereinafter called the Grantee:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED AND 00/100 (**\$13,500.00**) 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, State of Florida, viz.:

Lot 23, Block 2346, 48th ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 20, Page 5, of the Public Records of Sarasota County, Florida.

This is not the homestead of the Grantor nor contiguous to the homestead. The Grantor herein certifies that the property is vacant land and unimproved.

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, and hereby 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 January 1, 2026.

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

Signed, sealed, and delivered in the presence of:

Witness #1:

Drew Hancock

Signature

Drew Hancock

Printed Name

4728 Spottswood Ave, Memphis, TN 38117

Full Address

Lina Xie

Lina Xie

Witness #2:

Hevon Harris

Signature

Hevon Harris

Printed Name

4728 Spottswood Ave, Memphis, TN 38117

Full Address

STATE OF Tennessee
COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of September, 2026, by Lina Xie, ☐ who is/are personally known to me or ☒ who has/have produced Tennessee License as identification.

Drew Hancock

Signature of Notary Public

Drew Hancock

Print, Type/Stamp Name of Notary

My Commission Expires: 06/04/2028

