

Prepared by and return to:

Sasha Zuckerman
Shemtov Title LLC
1113 Southeast 47th Terrace
Suite 5
Cape Coral, FL 33904
(239) 703-7797
File No 25-0325-KM

Parcel Identification No 38668960004

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the **20th day of November, 2025** between **Holly Bishop, a married woman**, whose post office address is **619 Jefferson Road, Gatlinburg, TN 37738**, of the County of Sevier, State of Tennessee, Grantor, to **Nicholas Casselman, a married man, as his sole and separate property**, whose post office address is **1310 14th Street North, St. Petersburg, FL 33705** of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (U.S.\$245,000.00) 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 Collier County, Florida, to-wit:

THE WEST 150 FEET OF TRACT 105, GOLDEN GATE ESTATES UNIT NO. 39, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 24, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 619 Jefferson Road, Gatlinburg, TN 37738.

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

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

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

Signed, sealed and delivered in our presence:

Holly Bishop
Holly Bishop

Toni Unguris
WITNESS 1
PRINT NAME: Toni Unguris

898 Winfield Dunn Pkwy Apt 64
Sevierville, TN 37862
WITNESS 1 ADDRESS

Kristen Nagy
WITNESS 2
PRINT NAME: Kristen Nagy

3109 Gentlewinds Dr.
Sevierville, TN 37870
WITNESS 2 ADDRESS

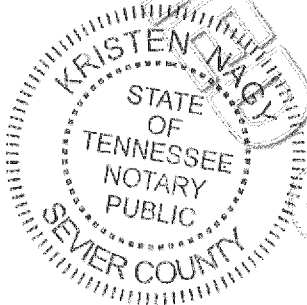
STATE OF TN
COUNTY OF SEVIER

The foregoing instrument was acknowledged before me by means of (XXX) physical presence or () online notarization, this 14th day of November, 2025, by Holly Bishop,

() who is/are personally known to me or (✓) who has/have produced TN Drivers license as identification.

Kristen Nagy
Signature of Notary Public

Kristen Nagy
Print, Type/Stamp Name of Notary
exp. 02.23.2027



COPY