

THIS INSTRUMENT PREPARED BY:

Scott Levine, Esq.

Rennert Vogel Mandler & Rodriguez, PA

100 SE Second Street - Suite 2900

Miami, FL 33131

Property Appraisers Parcel

Identification (Folio) Number: 32/29/15/35676/015/0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the **16 day of October, 2021** by **The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2004-6**, whose post office address is **c/o NewRez LLC, a Delaware limited liability company fka New Penn Financial, LLC dba Shellpoint Mortgage Servicing 75 Beattie Place, Greenville, SC 29601**, herein called the Grantor, to **Romila Investments LLC, a Florida limited liability company** whose post office address is **10790 Berry Creek Rd, Orlando, FL 32836**, 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 Pinllas County, State of Florida, viz.:

Lot One, Block "O", of HARBOR BLUFFS SECTION 2, UNIT A, according to the map or plat thereof, as recorded in Plat Book 34, at Pages 73 and 74, of the Public Records of Pinellas County, Florida.

AKA: 100 Palm Drive, Largo, FL 33770.

Subject to easements, restrictions and reservations of record, without any intent to reimpose the same and taxes for the year 2022 and thereafter.

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 claiming by, through or under Grantor, but against no others.

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:

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
Daysha B. Watkins
Witness #1 Printed Name

[Signature]
Witness #2 Signature
Michael Wilborn
Witness #2 Printed Name

The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2004-6

By: [Signature]

NewRez LLC, a Delaware limited liability company fka New Penn Financial, LLC dba Shellpoint Mortgage Servicing, as attorney in fact

By: Larry Glantz
Name: JANP
Title: Authorized Officer

STATE OF SC)
COUNTY OF Greenville) ss.:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7 day of October, 2021 by Larry Glantz, as Authorized Officer of NewRez LLC, a Delaware limited liability company fka New Penn Financial, LLC dba Shellpoint Mortgage Servicing, as attorney-in-fact for The Bank of New York Mellon, f/k/a The Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2004-6, who is personally known to me or has produced N/A as identification.

SEAL

Shannon Fain
Notary Public

Shannon Fain
Printed Notary Name

My Commission Expires:

