

L20000095844

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

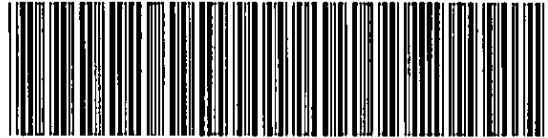
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

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02/27/20--01022--007 **150.00

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20160226 PM 3:19
SCHOOL OF STATE
TALLAHASSEE, FLORIDA

D. O'KEEFE
APR 01 2020

W20-27089

Misc



FLORIDA DEPARTMENT OF STATE
Division of Corporations

March 13, 2020

SHAWNTAVIA TURNER
TURNKEY REAL ESTATE
3651 42ND AVE S, SUITE C102
ST. PETERSBURG, FL 33711

SUBJECT: TURNKEY REAL ESTATE BROKERAGE, LLC
Ref. Number: W20000027089

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20 MAR 24 PM 3:19
TALLAHASSEE, FLORIDA

We have received your document for TURNKEY REAL ESTATE BROKERAGE, LLC and your check(s) totaling \$150.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please complete the Articles of Convesion. A required signature is missing.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

DANIEL L O'KEEFE
Regulatory Specialist II

Letter Number: 420A00005603

2020 MAR 24 AM 10:41

10

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Turnkey Real Estate Brokerage, LLC
(Name of Resulting Florida Limited Company)

The enclosed Articles of Conversion, Articles of Organization, and fees are submitted to convert an "Other Business Entity" into a "Florida Limited Liability Company" in accordance with s. 605.1045, F.S.

Please return all correspondence concerning this matter to:

Shawntavia Turner
(Contact Person)

Turnkey Real Estate
(Firm/Company)

3651 42nd Ave S, Suite C102
(Address)

St. Petersburg, FL 33711
(City, State and Zip Code)

turnkeytampa@gmail.com
E-mail Address: (to be used for future annual report notifications)

For further information concerning this matter, please call:

Shawntavia Turner at (727) 320-6566
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount: (All checks processed by this office must be payable in US dollars and drawn on a bank located in the United States)

☒ \$150.00 Filing Fees
(\$25 for Conversion
& \$125 for Articles
of Organization)

☐ \$155.00 Filing Fees
and Certificate of
Status

☐ \$180.00 Filing Fees
and Certified Copy

☐ \$185.00 Filing Fees,
Certified Copy, and
Certificate of Status

Mailing Address:

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:

New Filing Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

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201 JUN 24 PM 3:19
TALLAHASSEE, FLORIDA

Articles of Conversion
For
"Other Business Entity"
Into
Florida Limited Liability Company

The Articles of Conversion **and attached Articles of Organization** are submitted to convert the following **"Other Business Entity" into a Florida Limited Liability Company** in accordance with s.605.1045, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of the Articles of Conversion is:

Turnkey Real Estate Brokerage, P.A.
(Enter Name of Other Business Entity)

2. The "Other Business Entity" is a Corporation
(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

First organized, formed or incorporated under the laws of Florida
(Enter state, or if a non-U.S. entity, the name of the country)

on 4-03-2018
(date of organization, formation or incorporation)

3. The name of the Florida Limited Liability Company as set forth in the **attached Articles of Organization**:

Turnkey Real Estate Brokerage, LLC.
(Enter Name of Florida Limited Liability Company)

4. If not effective on the date of filing, enter the effective date: 2-5-2020.

(The effective date: Cannot be prior to date of receipt or filed date nor more than 90 calendar days after the date this document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

5. The plan of conversion has been approved in accordance with all applicable statutes.

6. The "Converted or Other Business Entity" has agreed to pay any members having appraisal rights the amount to which such members are entitled under ss. 605.1006 and 605.1061-605.1072, F.S.

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2018 MAR 24 PM 3:19
TALLAHASSEE, FLORIDA

Signed this 10th day of February 20 20.

Signature of Authorized Representative of Limited Liability Company:

Signature of Authorized Representative: Shawntavia Turner

Printed Name: Shawntavia Turner

Title: MEMBER

Signature(s) on behalf of Other Business Entity: [See below for required signature(s)]

Signature: Shawntavia Turner

Printed Name: Shawntavia Turner

Title: Member / Incorporator *

Signature: _____

Printed Name: _____

Title: _____

Signature: _____

Printed Name: _____

Title: _____

Signature: _____

Printed Name: _____

Title: _____

Signature: _____

Printed Name: _____

Title: _____

Signature: _____

Printed Name: _____

Title: _____

If Florida Corporation:

Signature of Chairman, Vice Chairman, Director, or Officer.

If Directors or Officers have not been selected, an Incorporator must sign.

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of ALL General Partners.

All others:

Signature of an authorized person.

Fees:

Articles of Conversion:	\$25.00
Fees for Florida Articles of Organization:	\$125.00
Certified Copy:	\$30.00 (Optional)
Certificate of Status:	\$5.00 (Optional)

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20 Jan 24 PM 3:19
SARASOTA, FLORIDA
JAN 24 2020

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

TurnKey Real Estate Brokerage, LLC
(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

3651 42nd Ave S
Suite C102
St. Petersburg, FL 33711

Mailing Address:

P.O. Box 530584
St. Petersburg, FL 33747

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Shawntavia Turner
Name
3651 42nd Ave S Suite C102
Florida street address (P.O. Box **NOT** acceptable)
St. Petersburg FL 33711
City Zip

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TALLAHASSEE, FLORIDA

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Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent/as provided for in Chapter 605, F.S..

Shawntavia Turner
Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGR

Name and Address:

Shawntavia Turner
3651 42nd Ave S, Suite C102
St. Petersburg, FL 33711

(Use attachment if necessary)

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2010 Jun 24 PM 3:20
TALLAHASSEE, FLORIDA

ARTICLE V: Other provisions, if any.

REQUIRED SIGNATURE:

Shawntavia Turner

Signature of a member or an authorized representative of a member

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Shawntavia Turner

Typed or printed name of signee

Filing Fees

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent
\$ 30.00 Certified Copy (Optional) \$ 5.00 Certificate of Status (Optional)