

Record and Return To:
First American Title
9102 Southpark Center Loop
Suite # 130
Orlando, FL 32819



Prepared by
Leslie Jones, an employee of
First American Title Insurance Company
9102 Southpark Center Loop, Ste 130
Orlando, Florida 32819
(321)558-1700

Return to: Grantee

File No.: 2236-2696925

WARRANTY DEED

THIS INDENTURE, executed on **September 27, 2021**, between

GSMS Developers, Inc., a Florida corporation

whose mailing address is: Attn: Milton Smith 147 SW Summers Drive, Lake City, FL 32035,
hereinafter called the "grantor", and

WJHFL LLC, d/b/a WJH LLC, a Delaware Limited Liability Company

whose mailing address is: 3091 Governors Lake Drive, Suite 300, Norcross, GA 30071,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Columbia County, FL**, to-wit:

Lots 1 through 8, and Lots 10 through 14, and Lots 19 through 43 of RESERVE AT JEWEL LAKE PHASE 2, according to the Plat thereof as recorded in Plat Book 9, Page(s) 153-162, of the Public Records of Columbia County, Florida.

Parcel Identification Number: **R02439-000 and R2745-003**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the grantor hereby fully 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 December 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

GSMS Developers, Inc., a Florida corporation

By: Gerald Milton Smith Jr.
Name: Gerald Milton Smith Jr.
Title: President

Signed, sealed and delivered in our presence:

Jessica R. Murphy
Witness Signature
Jessica R. Murphy
Print Name

Heid. R. Shaheen
Witness Signature
Heid. R. Shaheen
Print Name

State of Florida
County of Columbia

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 9/27/2021, by **Gerald Milton Smith Jr., as President, on behalf of GSMS Developers, Inc., a Florida corporation**, existing under the laws of the State of Florida.

Jessica R. Murphy
Notary Public
Jessica R. Murphy
(Printed Name)

My Commission expires: 10/1/2025

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license
S530. 293. 67. 189. 0 expires 05.29.1967

