

Sales Price \$ 122,500.00
Doc Stamps \$ 857.50

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 21-08031
Parcel No.: R04070-016

Inst: 202112024203 Date: 11/30/2021 Time: 4:30PM
Page 1 of 1 B: 1453 P: 1525, James M Swisher Jr, Clerk of Court
Columbia, County. By: VC
Deputy ClerkDoc Stamp-Deed: 857.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **23rd** day of **November, 2021**, by **TAMARA C. KEEN A/K/A TAMMARA KEEN, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **JOHN M. HENDERSON and SHANNON D. HENDERSON, HUSBAND AND WIFE**, whose post office address is 5116 SW COUNTY RD 18, Fort White, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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:

B. Koto

Witness Signature
Printed Name: Bridgette Aybar

Tamara C. Keen AKA Tamara Keen L.S.

Name: TAMARA C. KEEN A/K/A TAMMARA KEEN
Address: 764 SW RIVERSIDE AVE, FORT WHITE, FL 32038

Jenna A. Nettles

Witness Signature
Printed Name: Jenna A. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of November, 2021, by TAMARA C. KEEN A/K/A TAMMARA KEEN, who is personally known to me or who has produced DRIVERS LICENSE as identification.

B. Koto

Signature of Notary
Printed Name: Bridgette Lola
My commission expires:

