

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10849400

This document prepared by:

Heather Mayer, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID: 10-4S-16-02856-119

QUITCLAIM DEED

THIS DEED made and entered into on this 2nd day of April, 2026, by and between **Anthony Harden, a married man, joined in execution by his current spouse, Debra Harden, and joined in execution by his former spouse, Sherri Harden**, residing at 302 Southwest Timber Ridge Drive, Lake City, FL 32024, hereinafter referred to as "Grantor" and **Anthony Harden, a married man**, residing at 302 Southwest Timber Ridge Drive, Lake City, FL 32024, hereinafter referred to as "Grantee".

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, hereby remises, releases and quitclaims unto the Grantee, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situated in the County of Columbia, State of Florida:

Lot 19, Timberlands Phase 1, according to the map or plat thereof, as recorded in Plat Book 9, Pages 26 and 27 of the Public Records of Columbia County, Florida.

Property Address: 302 Southwest Timber Ridge Drive, Lake City, FL 32024

Prior instrument reference: Instrument No. 200912001444, Book 1166, Page 748, Recorded: 01/30/2009

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Anthony Harden
Anthony Harden

Signed, sealed and delivered in the presence of:
Witnesses:

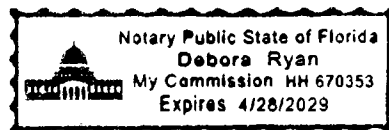
Debra Ryan
Signature
Print Name: Debra Ryan
Address: 725 South Epperson St. Starke FL 32091

Alicia Powers
Signature
Print Name: Alicia Powers
Address: 302 SW Timber Ridge Dr Lake City FL 32024

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of April, 2026, by **Anthony Harden**.

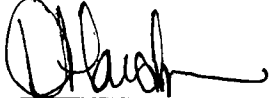
Debra Ryan
Signature of Notary Public



Debra Ryan
Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification ☒
Type of Identification Produced Driver License

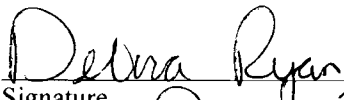
IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.



Debra Harden

Signed, sealed and delivered in the presence of:

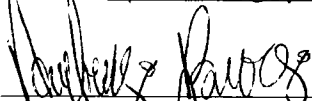
Witnesses:



Signature

Print Name: Debra Ryan

Address: 725 South Epperson St. Starke FL 32091



Signature

Print Name: Hakeem Byers

Address: 302 SW Timber Ridge Dr Lake City FL 32024

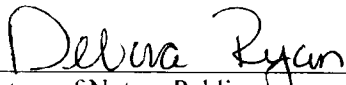
STATE OF

Florida

COUNTY OF

Columbia

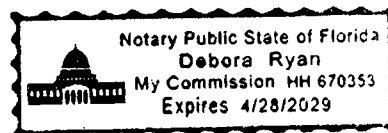
The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 10 day of April, 2026, by **Debra Harden**.



Signature of Notary Public

Debra Ryan

Name of Notary Public Typed, Printed, or Stamped



Personally Known

OR Produced Identification ☒

Type of Identification Produced

Driver License

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Sherri Harden
Sherri Harden

Signed, sealed and delivered in the presence of:
Witnesses:

Faith Angel Sirones
Signature

Print Name: Faith Angel Sirones

Address: 835 SE 6th Pl Lake Butler FL 32054

Oprah F Moore
Signature

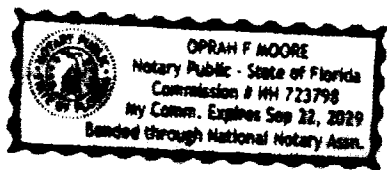
Print Name: Oprah F Moore

Address: 835 SE 6th Pl Lake Butler FL 32054

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of April, 2026, by Sherri Harden.

Oprah F Moore
Signature of Notary Public



Oprah F Moore
Name of Notary Public Typed, Printed, or Stamped

Personally Known _____ OR Produced Identification DL
Type of Identification Produced DL

No title exam performed by the preparer. Legal description and party's names provided by the party.