

Prepared by and return to:

Paul Troy Akins Jr
Frontier Title Group, LLC
104 Jumper Drive North
Bushnell, FL 33513

File No 2025-8385TA
Transfer Price \$100,000.00
Parcel Identification No 08-7S-17-09954-008

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 2nd day of May, 2025, between **Charlie Davis, a single man**, whose post office address is **36681 Blanton Road, Dade City, FL 33523**, Grantor, to **Eric Thiery, a single man**, whose post office address is **20107 Northwest 249th Street, High Springs, FL 32643**, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 8, Township 7 south, Range 17 East, Columbia County, Florida and run South 01°37'50" East a distance of 657.73 feet; thence North 87°56'43" East a distance of 439.11 feet; thence North 01°37'52" West a distance of 657.12 feet; thence South 88°01'29" West a distance of 439.10 feet to the point of beginning. Subject to existing road right of way for SW Bethlehem Avenue.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 4903 86th Street, Tampa, FL 33603.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Charlie Davis

Charlie Davis

Paul J. Akins Jr.

WITNESS

PRINT NAME: Paul T. AKINS Jr.

Corin Hall

WITNESS

PRINT NAME: CORIN HALL

104 Jumper Dr. N.

Bushnell, FL. 33513
WITNESS 1 ADDRESS

38008 Live Oak Ave Ste 6

Dade City, FL 33523

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 2nd day of May, 2025, by Charlie Davis, () who is/are personally known to me or (X) who has/have produced Florida Driver's License as identification.

Paul T. Akins Jr.

Signature of Notary Public

Paul T. AKINS Jr.

Print, Type/Stamp Name of Notary

