

Sale Price \$ 200,000.00  
Doc Stamp \$ 1,400.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 22-02014TL

Parcel No.: 34-6S-16-04059-504

Inst: 202212007680 Date: 04/20/2022 Time: 11:47AM  
Page 1 of 1 B: 1464 P: 1917, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 1400.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **28th** day of **March, 2022**, by **KENTSHIRE PROPERTY INVESTORS, LLC**, a **Florida Limited Liability Company**, hereinafter called the Grantor, to **SEAN PATRICK MCGUINNESS, AN UNMARRIED MAN AND DONNA HODGE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is **160 SW DEPOT WAY, 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:

**Lot 4 of FORT WHITE OAKS REPLAT, according to the Plat thereof as recorded in Plat Book 6, Page 41, of the Public Records of Columbia County, Florida.**

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

SUBJECT TO TAXES FOR THE YEAR 2022 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, 2022.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

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

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles  
Mary Ann Tomlinson  
Witness Signature  
Printed Name: Mary Ann Tomlinson

KENTSHIRE PROPERTY INVESTORS, LLC

By: Y. Correa L.S.  
Name: YOLANDA G. CORREA  
Title: MANAGER

Address (Principal Place of Business):  
P.O. BOX 1019, FORT WHITE, FL 32038

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of March, 2022, by YOLANDA G. CORREA, MANAGER of KENTSHIRE PROPERTY INVESTORS, LLC, a Florida Limited Liability Company, on behalf of the LLC. She is personally known to me or has produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26