

Prepared by and return to:
Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 23-020

Parcel Identification No 00-00-00-00690-000

(Space Above This Line For Recording Data)

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

This indenture made the 13th day of February, 2023 between **Mary Louise Dunn and Wayne H. Dunn, Individually and as Trustees of Dunn Revocable Living Trust, u/d/t November 14, 1995 dated November 14, 1995**, whose post office address is **2686 Paradise Drive, Spring Hill, TN 37174**, of the County of Williamson, State of Tennessee, Grantor, to **James Buchanan, a single person**, whose post office address is **183 Northwest Auburn Place, Lake City, FL 32055**, of the County of Columbia, State of Florida, 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:

Lot 49, Section 18, more particularly known as Lot 21, Unit 8, of 3 Rivers Estates, Inc., said Unit 8 better described as follows: Commence at the SW corner Sec. 25 & Run N 17°13'48" E 397.89 ft. for a Point of beginning; thence S 84°33' W 947.23 ft.; thence S 46°35' W 490.41 ft.; thence N 47°23' W 311.75 ft.; thence N 17°55' W 659.90 ft.; thence N 66°17' E 874.40 ft.; thence N 84°35' E 574.69 ft.; thence N 50°53' E 655.04 ft.; thence N 78°51' E 1184.06 ft.; thence S 70°08' E 685.35 ft.; thence S 28°01' E 1177.29 ft.; thence S 61°59' W 90.78 ft.; thence N 70°08' W 1249.20 ft.; thence S 78°49' W 751.39 ft.; thence S 50°51' W 681.49 ft. to point of beginning; being a subdivision of a part of Secs. 25, 26 & 35, Twp. 6S, Rge. 15 E, Columbia County, Fla.

A copy of the plat of the above unrecorded subdivision is attached to Deed recorded in Official Records Book 218, page 211, of the Public Records of Columbia County, Florida, and is made a part of this Deed by reference.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor any trustee or anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

Subject to taxes for 2023 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Deborah Badger
WITNESS #1

PRINT NAME: Deborah Badger

Rhonda Carpenter
WITNESS #2

PRINT NAME: Rhonda Carpenter

Dunn Revocable Living Trust, u/d/t November 14, 1995 dated November 14, 1995

By: Mary Louise Dunn, TTEE
Mary Louise Dunn, Individually and as Trustee

By: Wayne H. Dunn, TTEE
Wayne H. Dunn, Individually and as Trustee

STATE OF TN
COUNTY OF Maury

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 8th day of February, 2023, by Mary Louise Dunn and Wayne H. Dunn, Individually and as Trustees of Dunn Revocable Living Trust, u/d/t November 14, 1995 dated November 14, 1995.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: TN DL

