

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

**4-10441**

## **Warranty Deed**

Individual to Individual

THIS WARRANTY DEED made the 28<sup>th</sup> day of December 2023, by Robert E. Chapman IV and Andrea E. Chapman, Husband and Wife hereinafter called the grantor, to Robert E. Chapman IV and Andrea E. Chapman, Husband and Wife, whose address is: 174 NW Harris Lake Dr, Lake City, FL hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witneseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**Lot 46, Fairway View "Unit 1", according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 97 through 99, of the Public Records of Columbia County, Florida.**

**The purpose of this Warranty Deed is to create an estate by the entireties.**

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

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

AND the grantor hereby covenants with said grantee 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness:

Jordan A. Hallock

Printed Name:

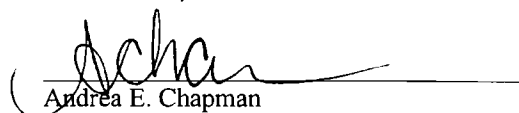


Witness:

Tommy Hale III

Printed Name:

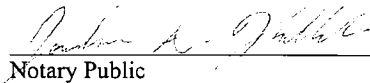
  
Robert E. Chapman IV

  
Andrea E. Chapman

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26<sup>th</sup> day of, December 2023 Robert E. Chapman IV and Andrea E. Chapman, Husband and Wife, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

  
Notary Public



Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HH123233  
Expires 4/27/2025