

BSG:lss
9063.01-25-001
1/282025

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

①

REC.	\$ 35.50
DOC.	\$ 17,500.00
INT.	0
INDEX	0
CONSIDERATION	\$ 2,500,000.00

Inst: 202512003113 Date: 02/13/2025 Time: 3:42PM
Page 1 of 4 B: 1533 P: 822, James M Swisher Jr, Clerk of Court
Columbia, County, By: VCJ
Deputy Clerk Doc Stamp-Deed: 17500.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 31st day of January,
2025, by and between **TT 1152 SW BUSINESS POINT DRIVE LLC**, a Delaware limited
liability company, whose mailing address is c/o TheraTrue, Inc., 4062 Peachtree Road SE,
A300, Atlanta, Georgia 30319, hereinafter called the Grantor, to **LAKE CITY CAPITAL,**
LLC, a Florida limited liability company, whose mailing address is 100 Hendricks Isle, Apt
B, Fort Lauderdale, Florida 33301, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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, viz:

As more particularly described on Exhibit "A" attached hereto and by this reference
incorporated herein.

Tax Parcel No. 24-4S-16-03102-999

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, limitations, and mineral rights of record, if any, and all
zoning and land use rules, regulations, and ordinances, but this shall not serve to
reimpose the same.

TOGETHER WITH all the 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; and hereby warrants the title to said land and will defend the same
against the lawful claims of all persons claiming by, through or under the said Grantor.

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

Signed, sealed and delivered
in the presence of:

TT 1152 SW BUSINESS POINT DRIVE LLC

Malik Lee
Witness
Malik Lee
(Print/type name)

By: Paul Judge
PAUL JUDGE
Manager

Address:
1266 West Paces Ferry rd
Atlanta Ga 30327

[Signature]
Witness
Ayden Roe
(Print/type name)

Address:
1266 West Paces Ferry rd
Atlanta Ga 30327

STATE OF Georgia
COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of January, 2025, by PAUL JUDGE, as Manager of TT 1152 SW BUSINESS POINT DRIVE LLC., a Delaware limited liability company, for and on behalf of said Company, who is personally known to me or produced Drivers license as identification.

Maurice Poole
Notary Public, State of Georgia

(NOTARIAL
SEAL)

My Commission Expires: 07-23-2028

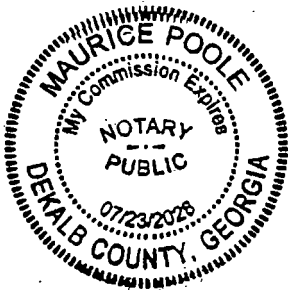


EXHIBIT "A"

LEGAL DESCRIPTION

That certain piece, parcel or tract of land lying and being in Section 13 and Section 24, Township 4 South, Range 16 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run South 63 degrees 48 minutes 58 seconds West a distance of 497.63 feet to a point on the Easterly right of way line of a proposed 80 foot road; thence continue South 63 degrees 48 minutes 58 seconds West a distance of 80.00 feet to a point on the Westerly right of way line of said proposed 80 foot road and the Point of Beginning; thence continue South 63 degrees 48 minutes 58 seconds West a distance of 600.00 feet to a point on the Easterly limited access right of way line of Interstate Highway 75 and the arc of a curve concave to the Northeast having a radius of 34227.47 feet and a total central angle 01 degrees 20 minutes 21 seconds; thence run Northwesterly along said right of way line and the arc of said curve 516.66 feet to a point on the South line of Section 13, Township 4 South, Range 16 East, Columbia County, Florida; thence continue Northwesterly still along said Easterly limited access right of way line and the arc of said curve 283.37 feet; thence run North 63 degrees 48 minutes 58 seconds East a distance of 604.65 feet to a point on said Westerly right of way line of a proposed 80 foot road; thence run South 26 degrees 11 minutes 02 seconds East along said Westerly right of way line 546.69 feet to a point on the North line of said Section 24; thence continue South 26 degrees 11 minutes 02 seconds East along said Westerly right of way line 252.31 feet to the Point of Beginning.