

Return to:
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

This Instrument Prepared
under the supervision of:

Kelly Davis
Florida Title & Guarantee Agency
10025 Cleary Blvd
Plantation, FL 33324

Property Appraisers Parcel Identification (Folio) No.:
30-7S-17-10058-627

Our File No.: 83-24-0836

WARRANTY DEED

This Warranty Deed made this 22nd day of January, 2025 by Thomas Dyer Mansfield, an unmarried person and Darlene Mansfield McCarthy, an unmarried person, whose mailing address is 2801 North John B Dennis Hwy, Unit 104, Kingsport, TN 37660, hereinafter called the grantor(s), to Jonathan Mills LLC, a Florida Limited Liability Company, whose post office address is 5310 NW 8th Avenue, Suite 1, Gainesville 32605, 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 corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

Lot 37, A REPLAT OF LOTS 38, 45 & 46, SANTA FE RIVER PLANTATIONS, A SUBDIVISION according to Plat Thereof Recorded in Plat Book 5, Pages 13 Through 13 D, inclusive, of the Public Records of Columbia County, Florida.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

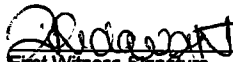
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

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:


First Witness Signature
Rachel Ridaught
Printed Signature

4141 NW 37th Place, Suite A

Gainesville, FL 32606
Address of First Witness


Second Witness Signature

Joshua Genereux
Printed Signature

4141 NW 37th Place, Suite A

Gainesville, FL 32606
Address of Second Witness

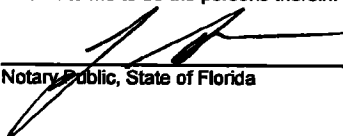
State of Florida

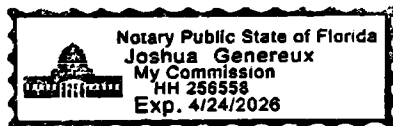
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of January, 2025 by Thomas Dyer Mansfield, who has produced FCPL as identification or is personally known to me to be the persons therein.

My commission expires:
Seal


Thomas Dyer Mansfield


Notary Public, State of Florida



Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature

Paul E Lupu
Printed Signature

1657 E. Stone Dr

Kingsport TN. 37660
Address of First Witness

[Signature]
Second Witness Signature

Danielle Henry
Printed Signature

1657 E. Stone Dr

Kingsport TN. 37660
Address of Second Witness

State of Tennessee

County of Sullivan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 10 day of January, 2025 by Darlene Mansfield McCarthy, who has produced
Drivers license as identification or is personally known to me to be the persons therein.

[Signature]
Notary Public, State of Tennessee

My commission expires:
Seal

