

Spl. Price: \$ 110,000.00
Doc Stamps: \$ 770.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-10013

Parcel No.: R-00276-101 & R-00276-102

Inst: 202112023184 Date: 11/16/2021 Time: 8:28AM
Page 1 of 1 B: 1452 P: 1438, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 770.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12th day of November, 2021, by **MEADOWS LLC, A Limited Liability Company**, hereinafter called the Grantor, to **DAVID D. TOWNSEND and ANNETTE M. TOWNSEND, HUSBAND AND WIFE**, whose post office address is 6567 CR 248 C, LAKE PANASOFFKEE, FL 33538, 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:

Lots 1 and 2 of MEADOW WOOD, a subdivision as per the plat thereof filed at Plat Book 9, Pages 31-34, 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 2021 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, 2021.

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:

B. Note
Witness Signature
Printed Name: Bridgett Lola

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

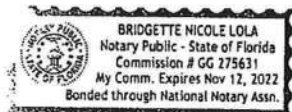
MEADOWS LLC

By: [Signature] L.S.
Name: DEWEY GLENN
Title: MANAGING MEMBER

Address (Principal Place of Business):
275 SW HUGH LOOP, 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 12th day of November, 2021, by DEWEY GLENN (name), MANAGING MEMBER (title) of MEADOWS LLC, A Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced Drivers License as identification.



B. Note
Signature of Notary
Printed Name: Bridgett Lola
My commission expires:

52056