

Sales Price \$114,000.00
Doc Stamp \$ 798.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-05001

Parcel No.: R01770-107

Inst: 202212010491 Date: 05/26/2022 Time: 4:23PM
Page 1 of 1 B: 1467 P: 1919, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 798.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of May, 2022, by **KEVIN S. FERNANDER, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **JOANN CLUCKEY**, whose post office address is **142 NW KELLY LANE, #187, WHITE SPRINGS, FL 32096**, 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:

Lot 7, Block A, of COUNTRY LANE ESTATES, a subdivision as per the plat thereof filed at Plat Book 5, pages 77, 77-A and 77-B, 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 2022 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 signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

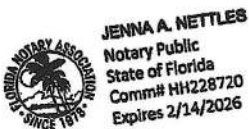
Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

KEVIN S. FERNANDER L.S.
Name: KEVIN S. FERNANDER
Address: 295 NW COMMONS LOOP, STE 115, LAKE CITY, FL
32055

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of May, 2022, by KEVIN S. FERNANDER, who is personally known to me or who has produced Driver's License as identification.



Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26