

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: D-FL673154

Mail Tax Statements to:

Carla F D'Antoni-Justiano
204 NorthWest Austin Way, Lake City, FL 32055

Prepared By:

Matthew Lucas
National Signing Solutions, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

Property Tax ID#: 22-2S-16-01716-005

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 29 day of January,
2021, by **NATIONS LENDING CORPORATION, AN OHIO CORPORATION**, whose post
office address is , hereinafter called Grantor, to **JOSEPH PICCIONI & CARLA F. D'ANTONI-
JUSTINIANO, A MARRIED COUPLE**, whose post office address is 204 NorthWest Austin Way,
Lake City, FL 32055, hereinafter called Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of **ONE HUNDRED FORTY
THREE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS (\$143,500.00)**, and other
valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, personal
representatives, administrators, successors and assigns forever, the following described land located in
the County of Columbia, State of Florida, to-wit:

All that certain land situate in Columbia County, Florida, viz:

Lot 5, Block E, Suwannee Valley Estates, according to the plat thereof as recorded in Plat Book 3,
Page 87, of the Public Records of Columbia County, Florida.

Commonly known as: 204 NorthWest Austin Way, Lake City, FL 32055
Parcel ID #: 22-2S-16-01716-005

SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, if
any; taxes for the current and subsequent tax years.

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

And the Grantor does hereby covenant with the 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 does hereby fully warrant the title to said land and will defend the same against the
lawful claims of all persons claiming by, through, or under Grantor.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first written above.

Nations Lending Corporation, an Ohio corporation
by LoanCare, LLC, as Attorney in Fact under a limited power of attorney RECORDED April 4, 2019 as
Instrument no. 201912007952

By: Yvette Tuggle
Name: **YVETTE TUGGLE**
Title: **ASSISTANT SECRETARY**

Signed, and delivered in our presence:

WITNESSES:

Darcie Lyle
Witness Name: **DARCIE LYLE**

Deonte Davis
Witness Name: **Deonte Davis**

VIRGINIA

STATE OF **VIRGINIA**
CITY OF **BEACH**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 29 day of JAN, 2021, by YVETTE TUGGLE, as
ASST. SEC. of LoanCare, LLC, as Attorney in Fact under a limited power of attorney for
Nations Lending Corporation, an Ohio corporation. Personally known to me or has produced
N/A as identification.

Linda Ann Brown
Notary Public
Printed Name: **LINDA ANN BROWN**
My Commission Expires: 3-31-23



No title search was performed on the subject property by the preparer. The preparer of this deed makes
neither representation as to the status of the title nor property use or any zoning regulations concerning
described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey
was made at the time of this conveyance.