

Inst: 202012019803 Date: 11/24/2020 Time: 12:39PM
Page 1 of 2 B: 1424 P: 2007, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk

THIS INSTRUMENT PREPARED BY:

CAPITAL CITY HOME LOANS, LLC

1255 Lakes Parkway, Building 300 Suite 300, Lawrenceville, GA 30043

Loan # 70109277

Tax Folio #

NOTICE OF COMMENCEMENT

STATE OF FL
COUNTY OF Columbia

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the information is provided in this Notice of Commencement.

1. Description of property (legal description of property, and street address if available):
Lot 4, Block A, Hills of Huntsville, Phase 2, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 101 through 104, of the Public Records of Columbia County, Florida.
2. General description of improvement: Construction of Single Family Residential Home
3. Owner information:
 - a) Name and address: Sean H. Todd, Sr. and Hillary L. Todd
 - b) Interest in property: Fee Simple
 - c) Name and address of fee simple titleholder (if other than owner): N/A
4. Contractor (name and address): Chrismill Homes of Florida
354 Enterprise Drive
Valdosta, GA 31601
5. Surety
 - a) Name and address: N/A
 - b) Amount of bond: \$ N/A
6. Lender (name and address): Capital City Home Loans, 1255 Lakes Parkway, Building 300 Suite 300, Lawrenceville, GA 30043
7. Persons within the State of Florida designated by Owner upon whom notices, or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes (name and address): Capital City Home Loans
8. In addition to himself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes (name and address): Capital City Home Loans
9. Expiration date of Notice of Commencement (the expiration date is two years from the date of recording unless a different date is specified):



WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Sean H Todd Sr

Signature of Owner

SEAN H TODD SR

Owner's name (printed)

Hillary L Todd

Signature of Owner

HILLARY L TODD

Owner's name (printed)

12044 DOLPHIN DRIVE PALM BEACH GARDENS FL 33410

Address of Owner

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of November, 2020 by Sean H. Todd, Sr. and Hillary L. Todd, who is/are personally known to me or who has/have produced DL as identification.

Jessica Marylin Thomas

Signature of Notary



Jessica Marylin Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Sean H Todd Sr

Signature of Natural Person Signing Above

Hillary L Todd

Signature of Natural Person Signing Above

