

Prepared by and return to:

**JAMES F. GRAY, ESQ.**

**JAMES F. GRAY, P.A.**

**3615 B NW 13th Street**

**Gainesville, FL 32609**

**352-371-6303**

**File Number: MILLER J 21**

Inst: 202112008654 Date: 05/03/2021 Time: 11:32AM

Page 1 of 3 B: 1436 P: 1438, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC

Deputy ClerkDoc Stamp-Deed: 560.00

Parcel Identification No. **07-6S-17-09621-214**

[Space Above This Line For Recording Data]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20 day of April, 2021 between **JENNIFER MILLER-BAILEY**, a married woman whose post office address is **4852 Miser Station Road, Friendsville, TN 37737** of the County of **Blount**, State of **Tennessee**, grantor\*, and **THOMAS GREGORY THUESON** and **CHRISTINA LEIGH THUESON**, husband and wife whose post office address is **8449 SE 90th Street, Jonesville, FL 32669** of the County of **Alachua**, State of **Florida**, grantee\*,

Witnesseeth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and 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 and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

### **LOT 14 TUSTENUGGEE OAKS UNRECORDED**

Commence at the Northeast corner of Section 7, Township 6 South, Range 17 East, Columbia County, Florida and run thence S 89°54'54" W along the North line of said Section 7, 40.00 feet to the West right-of-way line of County Road No. C-131; thence S 00°20'48" W along said West right-of-way line of County Road No. C-131, 638.44 feet to the Northeast corner of Lot 1 of Tustenuggee Ridge, a subdivision according to plat thereof recorded in Plat Book 6, Page 212, of the Public Records of Columbia County, Florida; thence N 89°38'15" W along the North line of said Lot 1, 683.44 feet to the Northwest corner of said Lot 1; thence S 00°20'48" W along the West line of said subdivision, 671.46 feet; thence N 89°38'15" W, 2600.14 feet to the Point of Beginning; thence continue N 89°38'15" W, 650.03 feet; thence S 00°20'48" W, 671.46 feet; thence S 89°38'15" E, 650.03 feet; thence N 00°20'48" E, 671.46 feet to the Point of Beginning. Said lands being subject to an easement for ingress and egress as follows: The South 30 feet and the West 30 feet and that portion of a 50 foot radius cul-de-sac in the Northwest corner thereof.

**TOGETHER WITH 60 foot Road Easement for TUSTENUGGEE OAKS:**

A strip of land 30 feet in width being 30 feet each side of a centerline described as follows: Commence at the Northwest corner of the NE ¼, of Section 12, Township 6 South, Range 16 East, Columbia County, Florida, and run thence S.00°03'14" E along the West line of the East ½ of said Section 12, 22.91 feet to the South line Ichetucknee Road (a county maintained graded road); thence N 89°26'50" E along said South line of Ichetucknee Road, 561.07 feet, thence N 89°05'20" E still along said South line of Ichetucknee Road, 785.95 feet to the Point of Beginning; thence S 00°20'48" W, 1892.66 feet; thence S 89°38'15" E, 2600.59 feet to Reference Point "E"; thence continue S 89°38'15" E, 1300.06 feet to Reference Point "F"; thence continue S 89°38'15" E, 1300.07 feet to Reference Point "G"; thence continue S 89°38'15" E, 1333.48 feet to the West right-of-way line of County Road No. C-131, and the Point of Termination. Also begin at Reference Point "E" and run thence N 00°20'48" E, 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "E" and run thence S 00°20'48" W, 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "F" and run thence N 00°20'48" E, 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "F" and run thence S 00°20'48" W, 671.46 feet to the Point of Termination. Also begin at Reference Point "G" and run thence N 00°20'48" E, 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "G" and run thence S 00°20'48" W, 611.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Said easement being a part of the NE ¼ of Section 12 and the NW ¼ and the NE ¼ of Section 7, Township 6 South, Range 17 East, Columbia County, Florida.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 4852 Miser Station Road, Friendsville, TN 37737.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

D Rhonda Sloan  
Signature of Witness No. 1  
D Rhonda Sloan  
Printed Name of Witness No. 1

JENNIFER MILLER-BAILEY (Seal)  
JENNIFER MILLER-BAILEY

Harley W. Branson Jr.  
Signature of Witness No. 2  
Harley W. Branson, Jr.  
Printed Name of Witness No. 2

State of Tennessee

County of Blount

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of April, 2021 by JENNIFER MILLER-BAILEY, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Judy C. Ogle  
Notary Public  
Printed Name: Judy C. Ogle  
My Commission Expires: 7.23.2024