

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20553 MD

Inst: 202512095046 Date: 03/10/2025 Time: 2:30PM
Page 1 of 2 B: 1535 P: 431, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 294.00

Warranty Deed

This Warranty Deed is executed this 7 day of March, 2025 by Lakesha Samantha Siew Shah, whose address is 8517 Calabria Lakes Drive, Boynton Beach, FL 33473, hereinafter called the grantor, to Rollin Kent Gardner, and Ashley Nicole Welder, as Joint Tenants with Right of Survivorship, whose address is 219 NW Natalie way, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 7, Woods at Falling Creek, according to the map or plat thereof, as recorded in Planned Rural Residential Development Book 1, Page(s) 18 through 21, of the Public Records of Columbia County, Florida.

The above referenced property is not, nor has it ever been, Homestead of the Grantor.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Melanie Lazarus
Witness

Lakesha Siew Shah
Lakesha Samantha Siew Shah

Melanie Lazarus
Printed Name

4409 Cordia Circle, Coconut Creek, FL 33069
Witness Postal Address

[Signature]
Witness

Crystal Denton
Printed Name

2065 Champions Way N. Lauderdale FL 33068
Witness Postal Address

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 7th day of March, 2025 by Lakesha Samantha Siew Shah, who () is/are personally known to me or who (☒) has/have produced Florida Driver License as identification.

[Signature]
Signature of Notary Public

Bernard Pierre-Louis
Print, Type/Stamp Name of Notary

