

PREPARED BY & RETURN TO:

Name: WALTER K. MILLER

Address: 8610 WICKLINE DR.  
RIVERVIEW, FL 33569

Parcel No.: P/O R09647-0056

Inst: 202312018327 Date: 09/29/2023 Time: 2:20PM  
Page 1 of 2 B: 1499 P: 2349, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 13<sup>th</sup> day of SEPTEMBER, 2023, by **SHARON D. DAVIS**,  
**JOINED BY HER SPOUSE, WILLIAM L. DAVIS**, hereinafter called the Grantors, to **WALTER K. MILLER**, whose  
post office address is **8610 WICKLINE DR., RIVERVIEW, FL 33569**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration,  
receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the  
Grantee all that certain land situate in County of Columbia, State of Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

**GRANTEE, WALTER K. MILLER, IS THE SON OF GRANTOR, SHARON D. DAVIS.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES  
AGAINST THE SAME.  
LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise  
appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple,  
that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant  
the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant  
that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31,  
2022.

IN WITNESS WHEREOF, the said Grantors have 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

Sharon D. Davis L.S.  
Name: SHARON D. DAVIS  
Address: 2701 SE GILES MARTIN AVE, LAKE CITY, FL 32024

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

William L. Davis L.S.  
Name: WILLIAM L. DAVIS  
Address: 2701 SE GILES MARTIN AVE, LAKE CITY, FL 32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

13<sup>th</sup> The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,  
this 13<sup>th</sup> day of SEPTEMBER, 2023, by SHARON D. DAVIS and WILLIAM L. DAVIS, who are personally known  
to me or who have produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

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

**EXHIBIT "A"**

BEGIN AT THE NE CORNER OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°39'22"E., 292.18 FEET; THENCE S.88°11'41"W., 160.00 FEET; THENCE N.01°39'22"W., 292.18 FEET; THENCE N.88°11'41"E., 160.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE LEFT (NORTH) OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NE CORNER OF THE NE  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.88°11'41"W., 160.00 FEET; THENCE CONTINUE S.88°11'41"W., 337.00 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF SE GILES MARTIN AVENUE; THENCE S.20°13'50"E., ALONG SAID RIGHT-OF-WAY LINE, 307.97 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE N.88°11'41", 238.90 FEET TO THE POINT OF TERMINATION OF SAID LINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.