

Prepared by and return to:

Macy Merae
Atlantic Title Firm
8704 Southwest Flutto Way
Port St. Lucie, FL 34987
(561) 396-2692
File No 2023-1395

Parcel Identification No 03-4S-16-02739-105

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17th day of November, 2023 between Whitney Cavadas, whose post office address is 221 County Road 266, Sweetwater, TN 37874, of the County of McMinn, State of Tennessee, Grantor, to Anthony Rouse, a single man, whose post office address is 248 Southwest Aloe Court, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

LOT 5, CYPRESS CREEK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 128 AND 129, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1997 MERRITT DOUBLE WIDE MOBILE HOME WITH IDENTIFICATION NUMBERS FLHMBFP103039663A AND FLHMBFP103039663B, THE TITLES WHICH HAVE BEEN RETIRED WITH THE FLORIDA DEPARTMENT OF MOTOR VEHICLES PURSUANT TO SECTION 319.261, FLORIDA STATUTES, AND HEREAFTER CONSIDERED A PART OF THE ABOVE DESCRIBED PROPERTY.

The above described property is not the homestead of the grantor, who in fact resides at: 221 County Road 266, Sweetwater, TN 37874.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

[Signature]
WITNESS
PRINT NAME: Erin Stolces

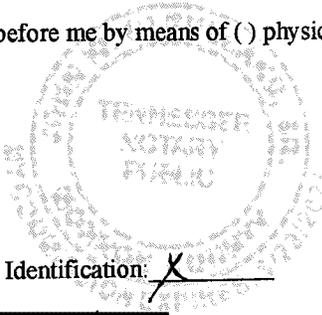
Whitney Cavadas
Whitney Cavadas

[Signature]
WITNESS
PRINT NAME: JOHN W. CLEVELAND, SR.

STATE OF TENNESSEE
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of NOVEMBER, 2023, by Whitney Cavadas.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FDL # [REDACTED]