

Prepared by and return to:

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File Number: 23-026D

Parcel Identification No. 27-3S-16-02315-108

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## Warranty Deed

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

This Indenture made this 24<sup>th</sup> day of February, 2023 between Terri Atkins, a married woman whose post office address is 844 Nix Road, Bremen, GA 30110-3316 of the County of Haralson, State of Georgia, grantor\*, and Michelle Lynn Metivier, a single woman, whose post office address is 304 NW Kensington Lane, Lake City, FL 32055 of the County of Columbia, State of Florida, grantee\*,

**Witnesseth** 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 8, Windsor Court, Phase One, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Columbia County, Florida.**

**Together with a 2006 Deer Valley Homebuilder, Inc. doublewide mobile home having VIN #'s DVAL10601260A and DVAL10601260B.**

**Subject to taxes for 2023 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: 844 Nix Road, Bremen, GA 30110-3316.**

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:

Candy Easterwood  
Witness  
Printed Name: Candy Easterwood

Terri Atkins  
Witness  
Printed Name: Terri Atkins

Terri Atkins  
Terri Atkins

State of Georgia

County of Harrison

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February, 2023 by Terri Atkins who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Candy Easterwood  
Notary Public  
Print Name: Candy Easterwood  
My Commission Expires: 9-18-2026