

sales price 125,000.00
doc 875.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-04002

Parcel No.: 03051-005

Inst: 202512009862 Date: 05/01/2025 Time: 2:25PM
Page 1 of 2 B: 1539 P: 622, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 875.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 29th day of April, 2025, by **BRENT COTHERN** and **NICOLE COTHERN, HUSBAND AND WIFE**, hereinafter called the Grantors, to **TIMOTHY HEATHERMAN** and **JENNIFER HEATHERMAN, HUSBAND AND WIFE**, whose post office address is **135 NW ALEX COURT, WELLBORN, FL 32094** hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Commence at the NW Corner of the NW 1/4 of the SE 1/4 of Section 17, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 Degrees 04'39" East, along the West line thereof, 499.50 feet to the Point of Beginning; thence North 88 Degrees 03'08" East, 1101.38 feet; thence South 02 Degrees 04'53" East, 348.75 feet; thence South 87 Degrees 56'41" West, 891.48 feet; thence North 02 Degrees 05'32" West, 228.42 feet; thence South 87 Degrees 57'12" West, 209.85 feet; thence North 02 Degrees 04'39" West, 122.37 feet to the Point of Beginning.

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

SUBJECT TO TAXES FOR THE YEAR 2025 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 Grantees 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, 2025

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:

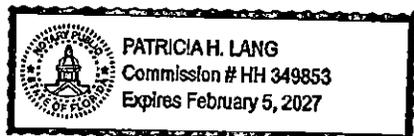
Latricia Lang
Witness Signature
Printed Name: Latricia Lang
Witness Address: 757 W Duval St
Lake City, FL 32055

Nicole Cothern L.S.
Name: NICOLE COTHERN
Address: 105 OVER LOOK LANE, SHELBYVILLE, TN 37160

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 107 W Duval St
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

29th The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of April, 2025, by NICOLE COTHERN, who is personally known to me or who has produced OK as identification.



Latricia Lang
Signature of Notary
Printed Name: Latricia Lang
My commission expires: 2-5-27

Signed, sealed and delivered in the presence of:

Witness Signature: Carol J. Brown
Printed Name: Carol J. Brown
Witness Address: Shelbyville, TN

Brent Cothern L.S.
Name: BRENT COTHERN
Address: 106 OVER LOOK LANE, SHELBYVILLE, TN 37160

Witness Signature: Tara Groce
Printed Name: Tara Groce
Witness Address: Shelbyville, TN

STATE OF TENNESSEE
COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization
this 25 day of April, 2025, by BRENT COTHERN, who is personally known to me or who has produced
DK as identification.

Tara Groce
Signature of Notary
Printed Name: Tara Groce
My commission expires: 12/20/28

