

PREPARED BY & RETURN TO:

Name: TYLER R. NASH
Address: 2625 NW NASH ROAD
LAKE CITY, FL 32055

Parcel No.: P/O 02167-000

Inst: 202412003983 Date: 02/27/2024 Time: 10:38AM
Page 1 of 2 B: 1509 P: 127, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Demutv ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 26th day of **February, 2024**, by **FRANKLIN DEWAYNE NASH** and **LISA H. NASH, HUSBAND AND WIFE**, and **TYLER R. NASH AND AMY C. NASH, HUSBAND AND WIFE**, hereinafter called the Grantors, to **TYLER R. NASH and AMY C. NASH, HUSBAND AND WIFE**, whose post office address is **2625 NW NASH ROAD, LAKE CITY, FL 32055**, 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 EXHIBIT "A" ATTACHED

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

SUBJECT TO TAXES FOR THE YEAR 2024 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, 2024.

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
Witness Address: 757 W Duval St.
Lake City, FL 32055

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles
Witness Address: 757 W Duval St.
Lake City, FL 32055

Franklin D. Nash L.S.
Name: FRANKLIN DEWAYNE NASH
Address: 2629 NW NASH ROAD, LAKE CITY, FL 32055

Lisa H. Nash L.S.
Name: LISA H. NASH
Address: 2629 NW NASH ROAD, LAKE CITY, FL 32055

Tyler R. Nash L.S.
Name: TYLER R. NASH
Address: 2625 NW NASH ROAD, LAKE CITY, FL 32055
2625

Amy C. Nash L.S.
Name: AMY C. NASH
Address: 2625 NW NASH ROAD, LAKE CITY, FL 32055
2625

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of February, 2024, by FRANKLIN DEWAYNE NASH, LISA H. NASH, TYLER R. NASH AND AMY C. NASH 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"

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF BLACKBERRY FARMS AS RECORDED IN PRRD BOOK 1, PAGE 4-12 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE ON THE EAST BOUNDARY THEREOF N 4°44'46" E, A DISTANCE OF 2470.02 FEET; THENCE S 89°34'54" E, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING; THENCE N 04°44'06" E, A DISTANCE OF 530.90 FEET; THENCE S 88°56'37" E, A DISTANCE OF 476.46 FEET; THENCE S 00°25'06" W, A DISTANCE OF 524.09 FEET; THENCE N 89°34'54" W, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: A 30 FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AS RECORDED IN O.R. 1223, PAGE 527.