

Record and Return To:  
First American Title  
9102 Southpark Center Loop  
Suite # 130  
Orlando, FL 32819



Prepared by  
Leslie Jones, an employee of  
**First American Title Insurance Company**  
9102 Southpark Center Loop, Ste 130  
Orlando, Florida 32819  
(321)558-1700

Return to: Grantee

File No.: 2236-2696925

## **WARRANTY DEED**

THIS INDENTURE, executed on **September 27, 2021**, between

**GSMS Developers, Inc., a Florida corporation**

whose mailing address is: Attn: Milton Smith 147 SW Summers Drive, Lake City, FL 32035,  
hereinafter called the "grantor", and

**WJHFL LLC, d/b/a WJH LLC, a Delaware Limited Liability Company**

whose mailing address is: 3091 Governors Lake Drive, Suite 300, Norcross, GA 30071,  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**WITNESSETH:** The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Columbia County, FL**, to-wit:

Lots 1 through 8, and Lots 10 through 14, and Lots 19 through 43 of RESERVE AT JEWEL LAKE PHASE 2, according to the Plat thereof as recorded in Plat Book 9, Page(s) 153-162, of the Public Records of Columbia County, Florida.

Parcel Identification Number: **R02439-000 and R2745-003**

**The land** is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

GSMS Developers, Inc., a Florida corporation

By: Gerald Milton Smith Jr.  
Name: Gerald Milton Smith Jr.  
Title: President

*Signed, sealed and delivered in our presence:*

Jessica R. Murphy  
Witness Signature  
Jessica R. Murphy  
Print Name

Heid. R. Shaheen  
Witness Signature  
Heid. R. Shaheen  
Print Name

State of Florida  
County of Columbia

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 9/27/2021, by **Gerald Milton Smith Jr., as President, on behalf of GSMS Developers, Inc., a Florida corporation**, existing under the laws of the State of Florida.

Jessica R. Murphy  
Notary Public  
Jessica R. Murphy  
(Printed Name)

My Commission expires: 10/1/2025

Personally Known ☐ OR Produced Identification ☒  
Type of Identification Produced a valid driver's license  
S530. 293. 67. 189. 0 expires 05.29.1967

