

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12073

Inst: 202312003263 Date: 02/27/2023 Time: 8:10AM
Page 1 of 2 B: 1485 P: 849, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 4480.00

Warranty Deed

This Warranty Deed is executed this 22 day of February, 2023 by Michael A. Beardsley and Elizabeth T. Beardsley, Husband and Wife, hereinafter called the grantor, to Danny J. Jenrette, and Trucquynh Thi Hua, as Joint Tenants with Right of Survivorship, whose address is 204 Northwest Emporia Glen, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 6, Lakewood Estates, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 63, of the Public Records of Columbia County, Florida.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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 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

Brooke Parrish
Printed Name

[Signature]
Witness

Macy McRae
Printed Name

[Signature]
Michael A. Beardsley

[Signature]
Elizabeth T. Beardsley

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 22 day of February, 2023, by Michael A. Beardsley and Elizabeth T. Beardsley.

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



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Personally Known: _____ OR Produced Identification: _____
Type of Identification Produced: DL