

Prepared by and return to:  
TAHIR NOOHANI, ESQ.  
Title Now, LLC  
440 Northeast 4th Avenue  
Suite 2  
Fort Lauderdale, FL 33301  
(954) 947-2040  
File No A22-03171BL

Parcel Identification No 33-3S-17-06408-000

[Space Above This Line For Recording Date]

## WARRANTY DEED

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

This indenture made the 18 day of April, 2022 between **Kenu Properties, LLC, a Florida Limited Liability Company**, whose post office address is **3118 154th Place, Lake City, FL 32024**, of the County of Suwannee, State of Florida, Grantor, to **Griffin Ave Investment LLC, a Florida Limited Liability Company**, whose post office address is **9225 Dupont Place, Wellington, FL 33414**, of the County of Palm Beach, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 2, Block 5, Morningside Heights, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 1, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy Pinder  
Witness Signature  
Print Name: Nancy PINDER  
Madison Pinder  
Witness Signature  
Print Name: Madison Pinder

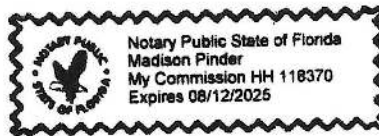
Kenu Properties, LLC, a Florida Limited Liability Company

By: [Signature]  
Kenric Andino, Manager  
By: [Signature]  
Nuvelly Andino, Manager

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 18 day of April, 2020 by Kenric Andino and Nuvelly Andino, as Managers of Kenu Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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



Personally known: X  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_