

Sales Price \$122,500.00
Doc Stamp \$ 857.50

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-07053

Parcel No.: R04070-018

Inst: 20211202-864 Date: 12/09/2021 Time: 8:50AM
Page 1 of 1 B: 1454 P: 900, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 857.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23rd day of November, 2021, by **TAMARA C. KEEN A/K/A TAMMARA C. KEEN**, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **JOHN M. HENDERSON and SHANNON G. HENDERSON, HUSBAND AND WIFE**, whose post office address is 1234 RED CEDAR RD, FORT WHITE, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2021 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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

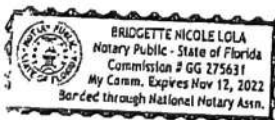
B. Kote
Witness Signature
Printed Name: Bridgette Lola

Tamara C. Keen AKA Tammara C. Keen L.S.
Name: TAMARA C. KEEN A/K/A TAMMARA C. KEEN
Address: 764 SW RIVERSIDE AVENUE, FT. WHITE, FL 32038

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of November, 2021, by **TAMARA C. KEEN A/K/A TAMMARA C. KEEN**, who is personally known to me or who has produced DRIVERS LICENSE as identification.



B. Kote
Signature of Notary
Printed Name: Bridgette Lola
My commission expires: