

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12250

Inst: 202312009981 Date: 05/30/2023 Time: 4:19PM
Page 1 of 2 B: 1491 P: 1783, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM
Deputy ClerkDoc Stamp-Deed: 1679.30

Warranty Deed

This Warranty Deed is executed this 8 day of May, 2023 by Teddy James Bowman and Chelsea Bowman, Husband and Wife, whose address is 11200 Sean Haggerty Drive, apt 2206, El Paso, TX 79934, hereinafter called the grantor, to Aaron Michael Tucker, Johnathon Carl Tucker and Jamie L. Tucker, Joint Tenants with Right of Survivorship, whose address is 282 Southwest Zebra Terrace, Lake City, FL 32024, 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 1, Block E, Green Acres, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 95, 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 fully 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:

Michael P. Blackburn
Witness

Michael P. Blackburn
Printed Name

Donna C. Hermon
Witness

DONNA C. HERMON
Printed Name

Teddy James Bowman
Teddy James Bowman

Chelsea Bowman
Chelsea Bowman

STATE OF ~~FLORIDA~~ ^{Texas} _{Tex.}
COUNTY OF ~~COLUMBIA~~ ^{El Paso} _{El Paso}

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ()
online notarization this 8 day of May, 2023, by Teddy James Bowman and Chelsea
Bowman, Husband and Wife.

Lynnda Maldonado
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: Driver License

