

Prepared By and Return To:

Celebration Title Group
Attn: Amanda C Douglas
950 Celebration Blvd. Ste. D
Celebration, FL 34747

Order No.: 2021CTG0505716

Property Appraiser's Parcel I.D. (folio) Number:
13455-000-00 and 13445-000-00

WARRANTY DEED

THIS WARRANTY DEED dated May 28, 2021, by Robert John Henry, a single man, whose post office address is 35 Beach Rd, Crossville, Tennessee 38572 (the "Grantor"), to Janet Kay Hardy, a single woman Virginia Hardy, a single woman, joint tenants with right of survivorship, whose post office address is 19590 SE 70th Lane, 7150 SE 196 Ave, Morriston, Florida, 32668 (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 corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of LEVY, State of Florida, viz:

Parcel 1:

Lot 11, Block 3, HAPPY ACRES, according to the plat thereof recorded in Plat Book 4, Page 59, Public Records of Levy County, Florida.

Parcel 2:

Tract 1, Block 3, a/k/a Lot 1, Block 3, of HAPPY ACRES, according to the Plat thereof recorded in Plat Book 4, Page 59, of the Public Records of Levy County, Florida; together with 1976 MDWB 56' Doublewide Mobile Home, Identification Numbers 10034A and 10034B, situated thereon.

THE PROPERTY DESCRIBED ABOVE IS NOT THE HOMESTEAD OF THE GRANTOR NOR CONTIGUOUS TO THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CONSTITUTION OF THE STATE OF FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

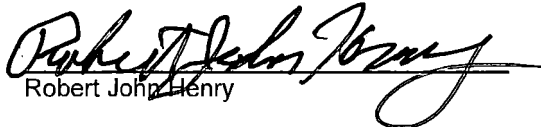
CELEBRATION TITLE GROUP
6052 TURKEY LK RD STE 204
CELEBRATION, FL 34747

✓ R

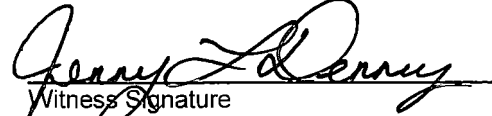
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2020.

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

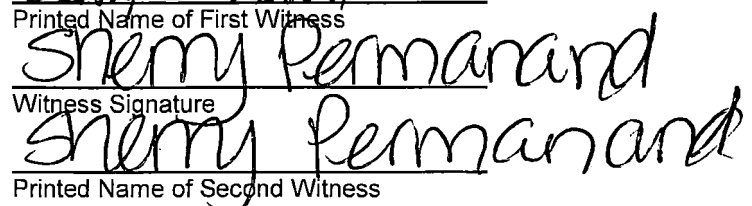
Signed, sealed and delivered in presence of:


Robert John Henry

Grantor Address:
35 Beach Rd
Crossville, TN 38572


Witness Signature

Jenny L. Denney
Printed Name of First Witness


Witness Signature

Sherry Ramanand
Printed Name of Second Witness

STATE OF TN

COUNTY OF Cumberland

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 26 day of May, 2021 by, Robert John Henry, who is/are personally known to me or who has/have produced Driver's License as identification.


Notary Public

Jenny L. Denney
Printed Name

(SEAL)

