

Prepared under the direction of and return to:

Ian McKillop
McKillop Law Firm, PL
7563 Philips Highway
Building 500
Jacksonville, FL 32256
File Number: 21-1775
Consideration: \$280,000.00

WARRANTY DEED

This Warranty Deed made this 9th day of December, 2021 between **H&H Real Estate Investing, LLC, a Florida Limited Liability Company**, whose post office address is 9310 Old Kings Road South, Suite 1703, Jacksonville, FL 32257 (whether singular or plural, "Grantor"), and **AVHS FL I LLC, a Delaware Limited Liability Company**, whose post office address is 16810 Kenton Drive, Suite 180, Huntersville, NC 28078 (whether singular or plural, "Grantee"):

(Whenever 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, trusts, and trustees)

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Clay, FL, (the "Property"):

**Lot 2, Block 4, Coppergate Unit One, according to the map or plat thereof, as recorded in
Plat Book 20, Page(s) 45 through 48, of the Public Records of Clay County, Florida.**

RE#: 32-04-25-008101-039-30

Address: 1727 Penzance Parkway, Middleburg, FL 32068

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

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 Grantor has good right and lawful authority to sell and convey said land, that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances except taxes for 2021 and subsequent years and covenants, restrictions, easement and reservations of record, if any, without the intention of creating or reimposing same.

This Property is not the constitutional homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature: [Signature]

Witness Name: CHRISTIAN HILL

Witness Signature: [Signature]

Witness Name: Tara Brown

H&H Real Estate Investing, LLC, a Florida Limited Liability Company

By: [Signature]
Hunter Hayden, Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 8th day of December, 2021 by Hunter Hayden Managing Member of H&H Real Estate Investing, 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: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

