

Prepared by and return to:
Duane C. Romanello, P.A.
1919 Blanding Boulevard
Jacksonville, FL 32210
(904) 384-1441

Prepared without benefit of title
search or examination

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Warranty Deed

This Warranty Deed made this **19** day of **August 2025** between **Carlton Morris**, beneficiary and intestate heir of **The Estate of Wayne E. Frederickson, deceased** whose post office address is **660 Lowery Lane, McMinnville, TN 37110** and **Lonnie Wayne Morris**, beneficiary and intestate heir of **The Estate of Wayne E. Frederickson, deceased** whose post office address is **385 Lakeview Drive, Manchester, TN 37355**, grantor, and **Direct Home Buyer 1, Inc., a Florida corporation** whose post office address is **1093 A1A Beach Blvd., Suite 544, Saint Augustine, FL 32080**, 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 said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situated, lying and being in **Clay County, Florida** to-wit:

Lot 13, Block 6, HERITAGE HILLS, Unit 3, according to plat thereof recorded in Plat Book 17, Pages 18, 19, 20 and 21, of the public records of Clay County, Florida.

Parcel Number: 13-04-25-020304-317-53

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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.

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 **12/31/2024**.

SIGNATURE PAGE WARRANTY DEED

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:

Erin A. Toy
 Witness Signature:
 Printed Name: Erin A. Toy
 Address: 11001 Golf Mill Rd
Memphis, TN 37110

Carlton Morris
 Carlton Morris

Stephanie Parker
 Witness Signature:
 Printed Name: Stephanie Parker
 Address: 641 Hidden Valley Circle
Memphis, TN 37110

State of TN
 County of Warren

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August 2025 by Carlton Morris who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Seal]



Erin A. Toy
 Notary Public
 Print Name: Erin A. Toy
 My Commission Expires: 3/9/27

Erin A. Toy
Witness Signature:
Printed Name: Erin A. Toy
Address: 1691 Goff Mill Rd
Memphis TN 38110

Lonnie Wayne Morris

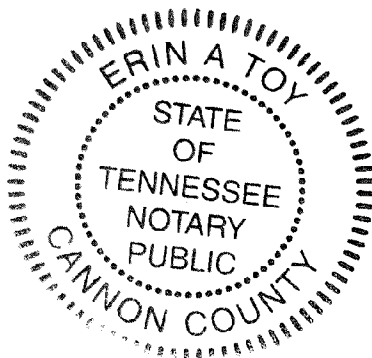
Lonnie Wayne Morris

Stephanie Parker
Witness Signature:
Printed Name: Stephanie Parker
Address: 1641 Hidden Valley Circle
Memphis TN 38110

State of TN
County of Warren

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of August 2025 by Lonnie Wayne Morris who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Seal]



Erin A. Toy
Notary Public
Print Name: Erin A. Toy
My Commission Expires: 3/1/27