CFN # 2025039534, OR BK: 4961 PG: 2029, Pages 1 / 3, Recorded 8/21/2025 1:22 PM, Doc: D TARA S. GREEN Clerk of Court and Comptroller, Clay County, FL Rec: \$27.00 Deputy Clerk hiltonb

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

[Space Above This Line For Recording Data]

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

Signed, scaled and delivered in our presence:

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witness Signature

Printed Name Cru A. TONAddress: [10 Cil Groff Mull Ra

MCM Ignville, Th. 37110

Stephanu Paulur

Witness Signature:
Printed Name: Shephane Parker

Address: [44] Hidden Valley Circle

Carlton Morris

State of TO County of Walker

MICM MANUELLA

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

Notary Public Print Name:

My Commission Expires:

[Seal]

STATE
OF
TENNESSEE
NOTARY
PUBLIC
ON COUNTY

| Witness Signature: Printed Name Control Wayne Morris Address: Ical Control Wayne Morris Witness Signature: Printed Name: Stephanic Pour Ker Address: Ical H. Idaen Valley Circle Minimum Wayne Morris State of To County of Would To 3 1110 State of To County of Would To 3 1110 The foregoing instrument was acknowledged before me by means of Tohysical presence or tohis produced a driver's license as identification. [Seal] Notary Public Print Name: You A Tohysical Print Name: My Commission Expires: | Sint | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Witness Signature: Printed Name: Stephanie Pour Ker Address: Ley! Hi deen Valley Circle Intermediate Tw 31110 State of County of WCLL The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this | Printed Name County In TOke Address: [49] Croff Mulko | Lonnie Wayne Morris |
| The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this day of August 2025 by Lonnie Wayne Morris who [] is personally known to me or as produced a driver's license as identification. | Witness Signature: Printed Name: Stephanie Poir Ker Address: Ley! Hidden Valley Circle | |
| day of August 2025 by Lonnie Wayne Morris who [] is personally known to me or Was produced a driver's license as identification. | State of TO County of WCILLEN | |
| [Seal] Notary Public Print Name: My Commission Expires: My Commission Expires: | day of August 2025 by Lonnie Wayne Morris wh license as identification. | neans of hysical presence or online notarization, this no is tersonally known to me or has produced a driver's |
| | [Seal] STATE STATE | Print Name: Crin A. 100 |
| TENNESSEE NOTARY PUBLIC 1 | [Seal] STATE OF TENNESSEE NOTARY PUBLIC ON COUNTY | |