

**Prepared by and Return To:**

Amanda Rowthorn  
Wollinka Wikle Title Insurance Agency, a division of  
LandCastle Title Group, LLC  
7076 W. Gulf to Lake Highway  
Crystal River, FL 34429

**Order No.:** CR312101029

For Documentary Stamp Tax purposes the  
consideration is \$155,000.00

**Doc Stamp:** \$1,085.00

APN/Parcel ID(s): 20E19S290010 03350 0230

**WARRANTY DEED**

THIS WARRANTY DEED dated February 18, 2021, by Ashton Louise Spellings f/k/a Ashton Louise Johnson and William Craig Spellings, wife and husband, hereinafter called the grantor, to Lilly Arlene Teague, an unmarried woman, whose post office address is 6647 E Gentry St, Inverness, FL 34452, 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 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 the certain land situated in the County of Citrus, State of Florida, to wit:

Lot 23, Block 335, Inverness Highlands West, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 19 through 33, inclusive, of the Public Records of Citrus County, Florida.

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2020.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Witness Signature  
W. GUSPINO  
Print Name  
[Signature]  
Witness Signature  
Amanda Rowthorn  
Print Name

[Signature]  
Ashton Louise Spellings f/k/a Ashton Louise Johnson  
[Signature]  
William Craig Spellings  
Address: 25 City Village Ln  
Paris, TN 38242

State of FL  
County of Citrus

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 18 day of February, 2021, by Ashton Louise Spellings f/k/a Ashton Louise Johnson and William Craig Spellings, wife and husband, to me known to be the person(s) described in or who has/have produced D. Liane as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

