



Prepared by and Return to:
Trish Wakefield, an employee of
First International Title
213 Courthouse Square
Inverness, FL 34450

File No.: 231302-51

WARRANTY DEED

This indenture made on **June 20, 2023** by **Dale Wilson and Jo Ann Wilson, husband and wife and Jonathan Wilson and Dana Wilson, husband and wife**, whose address is: 521 Mary Cromwell Road, Jamestown, TN 38556 hereinafter called the "grantor", to **Thomas B. Buchanan, Trustee and Hilda C. Buchanan, Trustee of The Thomas B. and Hilda C. Buchanan Revocable Living Trust Dated September 9, 2016**, whose address is: 5881 SW 18TH Street, Plantation, FL 33317, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, to-wit:

Lot 4, HIGHLAND WOODS, according to the Plat thereof, recorded in Plat Book 12, Page(s) 94 and 95, of the Public Records of Citrus County, Florida, together with the West 1/2 of vacated Jessica Avenue abutting on the East.

Parcel Identification Number: 2397403

The land is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

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

Dale Wilson
Dale Wilson

Jo Ann Wilson
Jo Ann Wilson

Signed, sealed and delivered in our presence:

Beverly Aaron Angela Reagan
1st Witness Signature 2nd Witness Signature

Print Name: Beverly Aaron Print Name: Angela Reagan

State of Tennessee

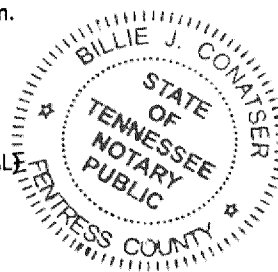
County of Fentress

The Foregoing Instrument Was Acknowledged before me by means of (☒) physical presence or ()
online notarization on 6-13-2023, by **Dale Wilson and Jo Ann Wilson**,
who (☒) is/are personally known to me or who () produced a valid
DL as identification.

Billie J. Conatser
Notary Public Signature

Printed Name: Billie J. Conatser (NOTARY SEAL)

My Commission Expires: 06-29-2023



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

Jonathan Wilson
Jonathan Wilson

Dana Wilson
Dana Wilson

Signed/sealed and delivered in our presence:

Beverly Aaron
1st Witness Signature

Angela Reagan
2nd Witness Signature

Print Name: Beverly Aaron

Print Name: Angela Reagan

State of Tennessee

County of Fentress

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ()
online notarization on 6-13-2023, by **Jonathan Wilson and Dana**

Wilson, who () is/are personally known to me or who (☒) produced a valid

Driver License as identification.

Billie J. Conatser
Notary Public Signature

Printed Name: Billie J Conatser (NOTARY SEAL)

My Commission Expires: 06-29-2025

