

Prepared by and Return to:
Amber Page
Omega Title Florida, LLC
221 E 23rd St. Ste F
Panama City, Florida 32405
Our File Number: 21-2025AP
Consideration:\$235,000.00

General Warranty Deed

Made this December 30, 2021 A.D. By Terry Townsend, Individually and as Trustee of **The Townsend Enterprise Trust Irrevocable Living Trust**, whose post office address is: P.O. Box 23526, Chattanooga, Tennessee 37422, hereinafter called the grantor, to **Keith Brown**, whose post office address is: 7445 W. Fayetteville Road, Riverdale, Georgia 30296, hereinafter called the grantee:

(Whenever used herein the term "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 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 Bay County, Florida, viz:

UNIT NO. 6-C OF GREENWOOD ESTATES III, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 956, PAGE 1853, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF BAY COUNTY, FLORIDA, TOGETHER WITH AN UNDIVDED SHARE IN THE COMMON ELEMENTS APPUETENANT THERETO.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **30166-527-000**

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 December 31, 2020.

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Page 2
Our File Number: 21-2025AP

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Amber J. Page
Witness Printed Name Amber J. Page

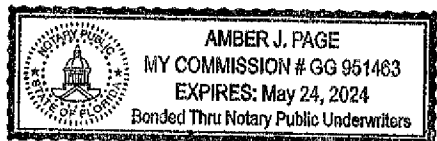
Townsend Enterprise Trust Irrevocable Living Trust

Terry Townsend (Seal)
By: Terry Townsend, individually and as Trustee

Karen Monaco
Witness Printed Name KAREN R MONACO

State of Florida
County of Bay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of December, 2021, by Terry Townsend, individually and as Trustee of the Townsend Enterprise Trust Irrevocable Living Trust, who is/are personally known to me or who has produced dr uc as identification.



Amber J. Page
Notary Public
Print Name: _____
My Commission Expires: _____