

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
**JAN H. COLVIN**

WAKULLA TITLE COMPANY, INC.  
3004 Crawfordville Highway  
Crawfordville, FL 32327  
Property Appraisers Parcel Identification (Folio) Numbers: **35-5S-02W-000-03564-001**

\_\_\_\_\_  
Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 24<sup>th</sup> day of January, 2024 by **J. DONALD NICHOLS**, a married man, herein called the grantor, to **GOLDEN CONSTRUCTION COMPANY INC., A FLORIDA Corporation**, whose post office address is **204 SHADEVILLE HIGHWAY, CRAWFORDVILLE, FL 32327**, 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 00/100'S (\$10.00) Dollars 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 WAKULLA County, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof

**THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.**

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

**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, and hereby 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, 2024.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

FRANK ST. ARNOLD

Witness #1 Printed Name

Witness Address: 525 ROYAL PKWY

NASHVILLE TN 37229

[Signature]

Witness #2 Signature

Leigh Roberts

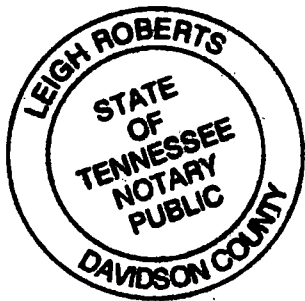
Witness #2 Printed Name

Witness Address: 245 Old Columbia Road  
Dickson TN 37055

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization, this 24<sup>th</sup> day of January, 2024 by J. DONALD NICHOLS who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



[Signature]  
J. DONALD NICHOLS

416 JACKSON BLVD., NASHVILLE, TN 37205

[Signature]  
Notary Public

Leigh Roberts  
Printed Notary Name

My Commission Expires:  
May 5, 2025

## EXHIBIT "A"

## 15 41 ACRES

Commence at the Southeast corner of Section 35, Township 5 South, Range 2 West, Wakulla County, Florida thence run along the Easterly boundary line of said Section 35 North 00 degrees 35 minutes 58 seconds West 1394 15 feet to a point lying on the Northerly boundary line of property as described in Official Records Book 829, Page 755, in the public records of Wakulla County, Florida, said point being the POINT OF BEGINNING, thence leaving said POINT OF BEGINNING and said Easterly boundary line run along said Northerly boundary line North 72 degrees 13 minutes 45 seconds West 624 05 feet to a point lying on the Easterly right of way line of a 200.00' wide right of way known as U.S. Highway 898, said point lying on a curve to the right having a radius of 276.92 feet; thence leaving said Northerly boundary line run along said Easterly right of way line and said curve as follows. Northeasterly along the arc through a central angle of 09 degrees 32 minutes 48 seconds for a distance of 460 69 feet, chord of said arc being North 12 degrees 31 minutes 55 seconds East 460 16 feet; thence run North 17 degrees 17 minutes 40 seconds East 523 90 feet to a point marking the intersection of said Easterly right of way line with the Easterly boundary line of said Section 35, said point also lying on the Westerly boundary line of property as described in Official Records Book 857, Page 698, in the Public Records of Wakulla County Florida, thence leaving said Easterly right of way line run along said Easterly boundary line and said Westerly boundary line as follows. South 00 degrees 39 minutes 43 seconds East 685.90 feet; thence run South 00 degrees 35 minutes 58 seconds East 1467 13 feet to the POINT OF BEGINNING Containing 15 41 acres more or less.

## 25 19 ACRES

Commence at the Southeast corner of Section 35, Township 5 South, Range 2 West, Wakulla County, Florida thence run along the Southerly boundary line of said Section 35, North 89 degrees 08 minutes 32 seconds West 1363 09 feet to a point marking the Southwest corner of property as described in Official Records Book 1260 Page 210 in the public records of Wakulla County, Florida, thence leaving Southerly boundary line run along the Westerly boundary line of the Southeast quarter of the Southeast quarter of said Section 35, also being the Westerly boundary line of said property as described in Official Records Book 1260, Page 210, North 00 degrees 19 minutes 14 seconds West 986.81 feet to a point marking the Northwest corner of property as described in Official Records Book 1260, Page 210, also being the Southwest corner of property as described in Official Records Book 942, Page 437 in the public records of Wakulla County, Florida, thence leaving the Westerly boundary line of said property as described in Official Records 1260 Page 210, continue along the Westerly boundary line of the Southeast quarter of the Southeast quarter of said Section 35 and run along the Westerly boundary line of said property as described in Official Records Book 942, Page 437 North 00 degrees 16 minutes 40 seconds West 500.00 feet to a point marking the Northwest corner of said property as described Official Records Book 942, Page 437, said point being the POINT OF BEGINNING, thence leaving said POINT OF BEGINNING and the Westerly boundary line of said property as described in Official Records Book 942, Page 437 continue along the Westerly boundary line of the Southeast quarter of the Southeast quarter of said Section 35 North 00 degrees 21 minutes 30 seconds West 1114.37 feet to the Southwest corner of property as described in Official Records Book 817, Page 725 in the Public records of Wakulla County, Florida, thence leaving said Westerly boundary line run along the Southerly and Easterly boundary lines of said property as described in Official Records Book 817, Page 725, as follows. North 89 degrees 57 minutes 53 seconds East 362.92 feet, thence run North 80 degrees 14 minutes 52 seconds West 600.00 feet to a point marking the Northeast corner of said Property as described in Official Records Book 817, Page 725, said point also lying on the Southerly boundary line of Mossy Oak Preserve Phase 2, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 15 in the public records of Wakulla County, Florida, thence leaving said Easterly boundary line run along said Southerly boundary line North 89 degrees 57 minutes 53 seconds East 669 08 feet to a point lying on the Westerly right of way line of a 200.00' wide right of way known as U.S. Highway 898, thence leaving said Southerly boundary line run along said Westerly right of way line as follows. South 17 degrees 17 minutes 40 seconds West 1182 44 feet to a point of curve to the left having a radius of 2964 79 feet; thence run Southwest along the arc through a central angle of 11 degrees 29 minutes 15 seconds for a distance of 594 43 feet, chord of said arc being South 11 degrees 36 minutes 48 seconds West 593 43 feet to a point marking the Northeast corner of said property as described in Official Records Book 942, Page 437, thence leaving said Westerly right of way line run along the Northerly boundary line of said property as described in official Records Book 942, Page 437 South 89 degrees 30 minutes 37 seconds West 551 47 feet to the POINT OF BEGINNING Containing 25 19 acres more or less.

Wakulla County Clerk  
 2017 JUN 20  
 2017 JUN 20