

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2025-2348AMO

Parcel I.D. No.: 00-00-074-338-10202-A22

____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED Made the 3rd day of October, 2025, by **ASHLEY JENKINS**, ^{*A/K/A Ashley Nicole Jenkins} a single woman, hereinafter called the grantor(s), to **TAM THANH HAN**, a married woman, whose post office address is **42 WINDSOR WAY, Crawfordville, FL 32327** hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **WAKULLA County, State of Florida**, viz:

Lot 22 of TUSCANY TRACE, according to the Plat thereof as recorded in Plat Book 4, Page 76, of the Public Records of WAKULLA County, Florida.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

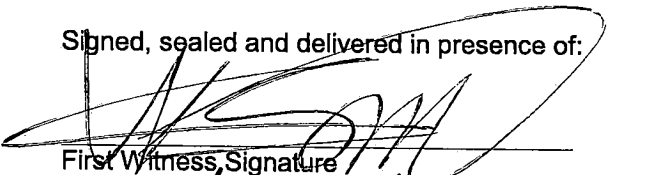
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2025.

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

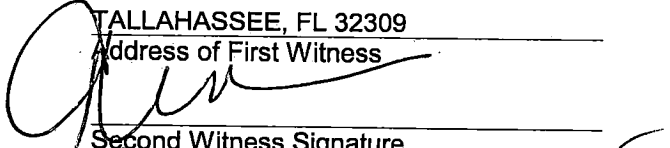
Signed, sealed and delivered in presence of:


First Witness Signature

Printed Name of First Witness

3520 THOMASVILLE ROAD, 4TH FLOOR
Address of First Witness

TALLAHASSEE, FL 32309
Address of First Witness


Second Witness Signature

Printed Name of Second Witness

Address of Second Witness
3520 Thomasville Rd, 4th Flr Tallahassee, FL 32309

Address of Second Witness


ASHLEY JENKINS

Address: 20 HAMPTON WAY
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared ASHLEY JENKINS known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. He/She/They () is/are personally known to me; or (X) produced Florida as identification: The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization.

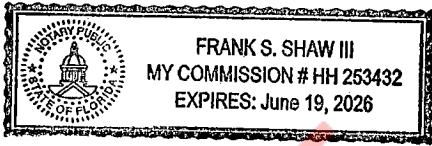
Witness my hand and official seal in the County and State last aforesaid this 3rd day of October, A.D. 2025

Notary Public Rubber Stamp Seal

[Handwritten Signature]
Notary Signature:

Printed Notary Signature

MY COMMISSION EXPIRES: _____



Unofficial Copy