

INSTR # 2022267989  
BK 12444 Pgs 0757-0758 PG(s)2  
10/10/2022 08:25:19 AM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 18.50  
DEED DOC 2,793.00

**Prepared by and Return To:**

Nancy Donaldson  
Fidelity National Title of Florida, Inc.  
9685 Lake Nona Village Place, Suite 203  
Orlando, FL 32827

**Order No.:** 30-22-0457

For Documentary Stamp Tax purposes the  
consideration is \$399,000.00

APN/Parcel ID(s): 232927-142045-000120

**WARRANTY DEED**

THIS WARRANTY DEED dated October 6, 2022, by Ryan E. Flannery and Judith A. Flannery a/k/a Judy A. Flannery, husband and wife, hereinafter called the grantor, to Christopher Lee Teegarden and Tova Marie Teegarden, husband and wife, whose post office address is 2222 Blackwood Dr, Mulberry, FL 33860, 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 Polk, State of Florida, to wit:

Lot 12, Preserve at Sundance Phase One, according to the map or plat thereof, as recorded in Plat Book 116, Page(s) 44 and 45, of the Public Records of Polk 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, 2021.

**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

NANCY DONALDSON  
Print Name

[Signature]  
Witness Signature

ALAN J. KROENBERG  
Print Name

[Signature]  
Ryan E. Flannery

[Signature]  
Judith A. Flannery

Address: 4491 Fairway Oaks Dr  
Mulberry, FL 33860

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of October 2022 by Ryan E. Flannery and Judith A. Flannery a/k/a Judy A. Flannery, to me known to be the person(s) described in or who has/have produced DL 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:

