Terrain

Title Search

412 Meridian Way, Cedar Hollow, Florida 33999

Order	1042	Effective	October 30, 2026
File	26-0417	Delivered	November 2, 2026
County	Sample County, Florida	Parcel	00-12-34-56-07-000-0120

SUMMARY OF FINDINGS

Fee simple title to the land described below is vested in Jordan Avery and Morgan Avery, spouses, as tenants by the entirety. The chain of title runs without a break from the 1994 root deed. One mortgage remains open of record. No judgments or liens were found against the owners.

LEGAL DESCRIPTION

Lot 12, Block 4, Meridian Oaks Plat No. 2, according to the plat thereof as recorded in Plat Book 48, Page 112, of the Public Records of Sample County, Florida.

CHAIN OF TITLE

Each conveyance below is by warranty deed.

Recorded	Grantor	Grantee	Reference
June 8, 1994	Meridian Oaks, LLC	Dana Reyes	OR 8217/402
Aug. 21, 2009	Dana Reyes	Taylor Brooks	OR 23106/188
May 3, 2016	Taylor Brooks	Riley Chen	OR 28340/071
Mar. 14, 2022	Riley Chen	Jordan Avery and Morgan Avery	OR 31415/926

MORTGAGES

Holder	Reference	Amount	Status
Example Bank, N.A.	OR 31415/930	$412,000.00	Open
First Sample Bank	OR 28340/075	$188,500.00	Satisfied

TAXES

The 2025 taxes of $6,204.18 are paid. The 2026 taxes are not yet billed.