

FILED & RECORDED 10/06/2023 9:08 AM
DEED BOOK 9379 PAGES 213 - 215
FILING FEES: \$25.00
PT61: 069-2023-006551 TRANSFER TAX: \$780.00
RECORDED BY: MB
CLERK: Charles Baker, C.S.C Hall County, GA

23R25057
Garner & Kilgore
→ P.O. Box 602
Buford, Georgia 30518

STATE OF GEORGIA
COUNTY OF GWINNETT

EXECUTOR'S DEED

THIS INDENTURE, made and entered into this 29th day of September, 2023, between Stanley Grover Harrison as Executor of the Last Will and Testament of Elsie Puckett Harrison (a/k/a Elsie P. Harrison), deceased of Hall County, Georgia, as Party of the First Part; and, 3655 Friendship Rd. LLC, individually, as Party of the Second Part:

WITNESSETH:

WHEREAS, the said Elsie Puckett Harrison a/k/a Elsie P. Harrison, died on January 23, 2020, leaving a Will which has been duly probated in Solemn Form in the Probate Court of Hall County, Georgia, said Will being on file and recorded in the Office of the Judge of the Probate Court of Hall County, Georgia (Estate No. E-20-080); and

WHEREAS, Stanley Grover Harrison is the duly qualified and acting Executor under the Last Will and Testament of Elsie Puckett Harrison a/k/a Elsie P. Harrison, deceased; and

WHEREAS, the said Elsie Puckett Harrison a/k/a Elsie P. Harrison owned certain property as described hereinafter; and,

WHEREAS, the undersigned Executor has the authority to sell the hereinafter described property at private sale, without advertisement and without order of any court; and

WHEREAS, all debts of the said Elsie Puckett Harrison a/k/a Elsie P. Harrison and all charges against her estate have been paid or adequate provision for their payment has been made out of other assets of said estate;



NOW THEREFORE, in consideration of the premises, and for the purpose of assenting to the devise, the said Party of the First Part has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto the said Party of the Second Part, the following described property:

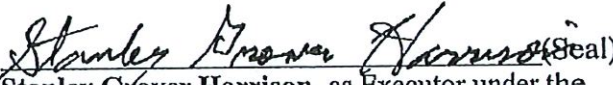
As shown on Exhibit "A" attached hereto and incorporated herein by reference.

This deed is made pursuant to the power of sale in the Last Will and Testament of **Elsie Puckett Harrison a/k/a Elsie P. Harrison** and there has been no prior assent to devise.

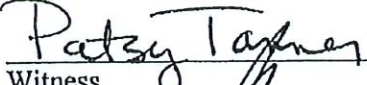
TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, in fee simple, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed or enjoyed by the said **Elsie Puckett Harrison a/k/a Elsie P. Harrison**, deceased, during her lifetime.

This conveyance is made subject to all easements, restrictions and encumbrances appearing of record.

IN WITNESS WHEREOF, the Party of the First Part has executed this instrument and affixed her seal on the day and year first above written.


Stanley Grover Harrison, as Executor under the
Last Will and Testament of **Elsie Puckett Harrison**
a/k/a **Elsie P. Harrison**

Signed, sealed and delivered in the presence of:


Witness

Notary Public
My Commission Expires:
(NOTARY SEAL)


Jerry N. Kilgore
Notary
Exp. Jan. 15, 2027
Public
Gwinnett County, GA

EXHIBIT "A"

All that tract or parcel of land lying and being in GMD 1419, Hall County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin at Public Road on land line of Robert Harrison and running 250 feet N.E. along Cemetery Road to an iron pin corner at head of a gulley on line of Robert Harrison and Ruby Puckett; thence S.E. along said gulley, 754 feet to an iron pin corner on branch; thence S.W. 390 feet to an iron pin corner at Public Road; thence N.W. 890 feet along said Public Road to the beginning corner and containing 6.0 acres, more or less and bounded as follows: On north by lands now or formerly of Robert Harrison; on East by lands now or formerly of Ruby Puckett; on South by lands now or formerly of Ruby Puckett; on West by lands now or formerly of Ruby Puckett; and

All that tract or parcel of land lying and being in Friendship GMD, Hall County, Georgia, being Tract I-A, containing 8.0 acres, more or less, according to a plat of survey prepared for Mrs. Ruby Puckett by B. Keith Rochester & Associates, Surveyors, April 18, 1972, recorded in Plat Book 52, Pages 58 & 59, Hall County, Georgia Records, which plat is incorporated herein by reference for a more complete description and being more particularly described as follows:

BEGINNING at a point on the Northeasterly right-of-way of Friendship Road (having an 80 foot right-of-way) at line between Tract I-A and Tract I which point is 435.8 feet Northwesterly along said right-of-way of Friendship Road from property of Ruby Puckett; and running thence in a Northwesterly direction along said right-of-way of Friendship Road a distance of 200.01 feet to an iron pin corner; thence North 39 degrees 43 minutes East a distance of 425 feet to an iron pin corner; thence North 53 degrees 43 minutes West a distance of 792.3 feet to an iron pin corner; thence North 54 degrees 28 minutes East a distance of 32.8 feet to an iron pin corner at a private cemetery; thence South 79 degrees 23 minutes East along the center line of a road which borders said private cemetery a distance of 248.6 feet to a point; thence continuing in an Easterly, Northeasterly, Northerly and Northwesterly direction along the center line of said road bordering said private cemetery a distance of 262.71 feet to an iron pin corner; thence North 54 degrees 28 minutes East a distance of 486.5 feet to an iron pin corner; thence South 46 degrees 10 minutes East a distance of 51.7 feet to a point; thence South 2 degrees 32 minutes West along line of Tract I a distance of 1,175.2 feet to a point; thence South 32 degrees 41 minutes West a distance of 200 feet to the point of beginning.

LESS & EXCEPT any property previously conveyed by Elsie Puckett Harrison and/or Grover Cleveland Harrison.

Reference is made to the following Deed Books and Pages: 104/521; 279/74; 348/75; 381/501; 504/342; 718/209; 765/569 and 6855/612; along with the following Plat Books and Pages: 40/153; 52/589; 86/64; 798/BA & BB and 876/173, Hall County Records.

