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Hall County, GA

STATE OF GEORGIA  
COUNTY OF GWINNETT

### WARRANTY DEED

THIS INDENTURE made this 17th day of July, 2021, between

**Jason E. Hollis**

as party or parties of the first part, hereinafter called Grantor, and

**Jason E. Hollis and Cynthia C. Hollis and Diane L. Ratcliffe and Robert L. Ratcliffe**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

#### SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

This conveyance is made subject to a security deed from Grantor to Churchill Mortgage Corporation dated June 17, 2021 in the amount of \$297,000.00.

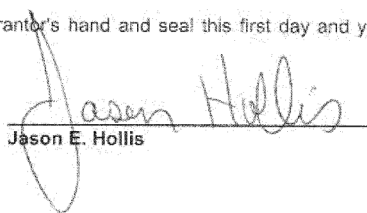
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Jason E. Hollis

Notary Public  
Commission expires:

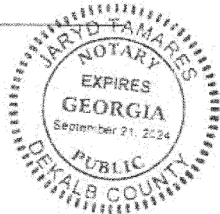


EXHIBIT "A"

All that lot, tract, parcel of land, together with improvements thereon, lying and being in the Gillsville District (GMD 1557) of Hall County, Georgia, being all of Lot 7 of Valley Ridge Farms, containing 11.235 acres, as shown on that survey for Bruce A. Overby and Linda S. Overby, by Thomas Wood, Georgia Registered Surveyor, dated September 15, 1999, and which is more particularly described according to said survey as follows: Beginning at an iron pin located on the southwest right-of-way of Channel Drive (80 foot right-of-way) located 2015.34 feet along the right-of-way of Channel Drive from the intersection of Channel Drive with Bryant Quarter Road; from said point of beginning, thence along the right-of-way of Channel Drive in a southeasterly direction along a chord bearing south 46 degrees 09 minutes 59 seconds east 399.71 feet to a point; thence south 52 degrees 43 minutes 25 seconds east 328.23 feet to an iron pin; thence leaving the right-of-way south 37 degrees 16 minutes 35 seconds west 449.53 feet to an iron pin; thence north 79 degrees 53 minutes west 771.02 feet to an iron pin found; thence north 65 degrees 06 minutes 59 seconds west 93.11 feet to an iron pin found; thence north 40 degrees 40 minutes 59 seconds east 868.64 feet to an iron pin found on the right-of-way of Channel Drive and the true point of beginning.

AND

All that lot, tract, or parcel of land lying and being in the Gillsville District (GMD No. 1557) of Hall County, Georgia, containing 5.461 acres and being part of Lot 11 of Valley Ridge Farms Subdivision, and shown as Tract 2 on that plat for Bruce A. Overby and Linda S. Overby, dated September 15, 1999, revised November 30, 1999, by Thomas Wood, Georgia Registered Surveyor, and which property is more particularly described according to said plat as follows: To find the point of beginning, locate an iron pin found on the southwest right-of-way of Channel Drive (80 foot right-of-way) located 2015.34 feet along the right-of-way of Channel Drive from the right-of-way of Bryant Quarter Road; thence along the line dividing Lot 7 and 8 of Valley Ridge Farms South 40 degrees 40 minutes 59 seconds West 868.64 feet to an iron pin found; thence South 65 degrees 06 minutes 59 seconds East 93.11 feet to an Iron pin found and the True Point of beginning; from said True point of Beginning thence South 79 degrees 53 minutes East along the line dividing Lots 7 and 11 of Valley Ridge Farms 771.02 feet to an Iron pin found; thence South 15 degrees 50 minutes 35 seconds West 539.53 feet to a point in the centerline of a creek; thence along the centerline of the creek South 84 degrees 40 minutes 31 seconds West 20.52 feet to a point; thence North 47 degrees 35 minutes 01 seconds West 66.79 feet to a point; thence South 66 degrees 58 minutes 53 seconds West 59.09 feet to a point; thence South 58 degrees 06 minutes 22 seconds West 30.17 feet to an iron pin thence North 37 degrees 09 minutes 33 seconds West 795.73 feet to an iron pin and the True Point of Beginning. This is a portion of the property conveyed by Warranty Deed dated June 15, 1995 from Jacob W. Wise a/k/a Jacob W. Taylor to Timothy S. Baker and Kristin Baker recorded in Deed Book 2403, Page 72 of the Hall County, Georgia Deed Records.