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H. Carson Smith, IV PC
4474 COMMERCE DRIVE, STE B
BUFORD, GA, 30518
File #: 20230195

WARRANTY DEED

This Indenture made this 14th day of September, 2023 between Tim Ford, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KMZ Garrett, LLC, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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,

SEE EXHIBIT "A"

PROPERTY KNOWN AS 5961 POCAHONTAS DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HALL COUNTY, GEORGIA.

PARCEL NO. 08131 002046

This Deed is given subject to all easements and restrictions of record, if any.

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.

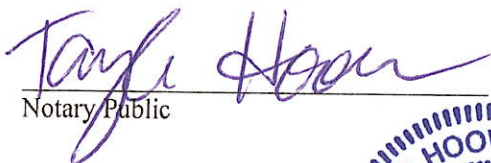
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

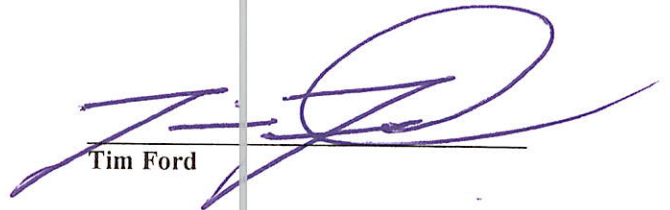
Signed, sealed and delivered in the presence of:



Witness



Notary Public



Tim Ford



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING SHOWN AND DESIGNATED AS 5.295 ACRES ON A PLAT OF SURVEY FOR TIM FORD PREPARED BY CONROY & ASSOCIATES, P.C., SURVEYORS, DATED JANUARY 3, 2003, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF POCAHONTAS LANE (HAVING A 30 FOOT RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF NACHOOCHEE TRAIL (HAVING A 30 FOOT RIGHT OF WAY), SAID IRON PIN BEING THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE CURVE OF THE SOUTHEASTERLY RIGHT OF WAY OF NACHOOCHEE TRAIL AN ARC DISTANCE OF 176.62 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 65 DEGREES 45 MINUTES 11 SECONDS EAST 174.16 FEET WITH A RADIUS OF 304.61 FEET) TO AN IRON PIN SET; CONTINUE THENCE ALONG SAID RIGHT OF WAY SOUTH 85 DEGREES 43 MINUTES 40 SECONDS EAST A DISTANCE OF 151.212 FEET TO A POINT; CONTINUE THENCE SOUTH 88 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 100.947 FEET TO A POINT; CONTINUE THENCE ALONG THE CURVE OF A SOUTHERLY RIGHT OF WAY OF NACHOOCHEE TRAIL AN ARC DISTANCE OF 204.70 FEET (SAID ARC BEING SUBSTITUTED BY A CHORD BEARING SOUTH 75 DEGREES 35 MINUTES 16 SECONDS EAST, 201.97 WITH A RADIUS OF 361.43 FEET TO A POINT; CONTINUE THENCE SOUTH 61 DEGREES 37 MINUTES 17 SECONDS EAST A DISTANCE OF 46.99 FEET TO AN IRON PIN FOUND; CONTINUE THENCE SOUTH 38 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 361.69 FEET TO AN IRON PIN FOUND; CONTINUE THENCE SOUTH 64 DEGREES 36 MINUTES 32 SECONDS WEST A DISTANCE OF 348.71 FEET TO AN IRON PIN FOUND; CONTINUE THENCE NORTH 16 DEGREES 33 MINUTES 25 SECONDS WEST A DISTANCE OF 164.35 FEET TO AN IRON PIN FOUND; CONTINUE THENCE SOUTH 74 DEGREES 53 MINUTES 52 SECONDS WEST A DISTANCE OF 131.10 FEET TO AN IRON PIN FOUND IN THE EASTERLY RIGHT OF WAY OF POCAHONTAS LANE CONTINUE THENCE NORTH 11 DEGREES 01 MINUTES 22 SECONDS EAST A DISTANCE OF 332.992 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

THIS IS THE SAME PROPERTY CONVEYED TO WILLIAM L. HOPKINS AND REBECCA SHARRON HYDER BY WARRANTY DEED RECORDED AT DEED BOOK 2485, PAGE 349, LESS AND EXCEPT THAT PROPERTY CONVEYED TO WILLIAM M. INGRAM AND EUNICE A. INGRAM AT DEED BOOK 2285, PAGE 7.

PROPERTY KNOWN AS 5961 POCAHONTAS DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN HALL COUNTY, GEORGIA.

PARCEL NO. 08131 002046