

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
540 Lake Center Parkway, Suite 204
Cumming, GA 30040
File No.: 07-241820-GPT

eFiled and eRecorded
DATE: 10/05/2023
TIME: 10:58 AM
DEED BOOK: 9378
PAGE: 639 - 640
FILING FEES: \$25.00
TRANSFER TAX: \$825.00
PARTICIPANT ID: 8274269752
PARTICIPANT ID: 7067927936
PT61: 069-2023-006959
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE, made on **2nd day of October, 2023**, between

Joel Nathan Allen Pettitt and Stacie Dixon Pettitt

(hereinafter referred to as "Grantor") and

Rachel L. Rich and Brad Justin Rich, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

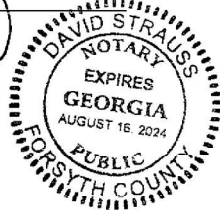
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission expires:



Joel Nathan Allen Pettitt

Stacie Dixon Pettitt

EXHIBIT "A"

All that lot, tract or all that lot, tract or parcel of land situated, lying and being in Quillians District, Hall County, Georgia and lying on the southwest side of State Highway 52 and being about three miles northwest of the intersection of Highway 52 with Highway 129 and described as follows:

Beginning at an iron pin on property of the F. J. Haynes Estate, thence running South 84 degrees 17 minutes West 1465 feet to an iron pin; thence North 26 degrees 00 minutes West 995 feet to an iron pin; thence North 64 degrees 00 minutes East 736 feet to an iron pin, which iron pin is on the southwest side of State Highway 52 generally in a southeast direction 1645 feet to an iron pin corner. The property herein conveyed is shown by a plat made in February 1967 by H. G. Jarrard, Georgia Registered Land Surveyor Number 1182, which plat is entitled "Property of Gordon Haynes" and as shown by said plat the property conveyed is bounded on the South, West and Northwest by property owned by F. J. Haynes at the time of his death and this bounded on the northeast by State Highway 52.

Less and Except the following tract and parcel: All that tract or parcel of land lying and being in Land Lot 3 of the 11th Land District of Hall County, Georgia, containing 4.00 acres, more or less, as shown on a plat of survey made for Earl Dean Smith and Evelyn Sue Gilstrap by Henry Grady Jarrard, R.S., under date of February 8, 1989, a copy of said plat being of record in the office of the Clerk of Superior Court of Hall County, Georgia, in Plat Book 135, Page 15, to which said plat and the record thereof reference is hereby made for a more complete description.

Less and Except the following tract and parcel: All that tract or parcel of land lying and being in the Quillians GMD 434, Land Lot 4 of the 11th Land District of Hall County, Georgia, containing 4.0 acres, more or less, and being more particularly described according to that certain survey prepared for Michael Floyd by Henry Bailey, Georgia Registered Land Surveyor, dated May 2, 2000 and recorded in Hall County, Georgia plat records and according to said survey described as follows: Beginning at a rebar on the Southerly right-of-way of State Route 52, which rebar is located South 23 degrees 56 minutes 44 seconds East 65.48 feet from the intersection of the centerline of State Route 52 and Kenimer Road as extended; thence from said point of beginning South 86 degrees 48 minutes 34 seconds West 822.86 feet to a rebar; thence North 36 degrees 25 minutes 36 seconds East 549.77 feet to a rebar on the Southerly right of way of State Route 52; thence along said right of way South 51 degrees 18 minutes 29 seconds East 634.36 feet to the rebar and point of beginning.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 6147 Dahlonega Highway, Clermont, GA 30527
Parcel ID: 11 00003 00 002A