


FILED & RECORDED 03/22/2024 1:42 PM
 DEED BOOK 9450 PAGES 56 - 57
 FILING FEES: \$25.00
 PT61: 069-2024-001848 TRANSFER TAX: \$0.00
 RECORDED BY: MB
 CLERK: Charles Baker, C.S.C. Hall County, GA

After recording, return to:

Phyllis Roshan
 3400 Kates Way
 Duluth, Ga 30097

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 22nd day of *march* ~~January~~, 2024, by and between **DANISH AND DANİYAL, LLC**, a Georgia limited liability company, as party of the first part, herein called Grantor, and **PHYLLIS H. ROSHAN**, a Georgia resident, as party of the second part, herein called Grantee.

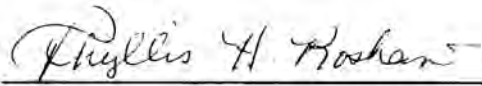
WITNESSETH: That Grantor, for and in consideration of the sum of ONE AND NO/100 dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has, or may have had, in and to the following described real property, to wit:

All that certain tract or parcel of land lying and being in Morgan District G.M. number 385, Hall County, Georgia, containing 29.839 acres as shown on a plat survey for the Estate of John Wolford by Farley-Collins Associates, Registered Land Surveyor, dated July, 20, 1988, recorded in Plat Book 131, Page 126, Hall County Plat Records, which plat is hereby referred to, incorporated herein, and made a part of.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

GRANTOR: DANISH AND DANİYAL, LLC

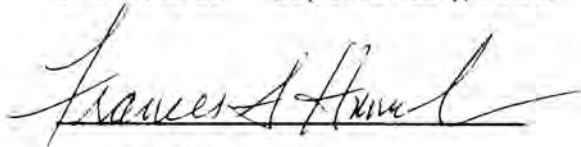


PHYLLIS H. ROSHAN (Member)



Unofficial Witness

Signed, sealed, and delivered in the presence of me this 22nd day of ^{March} ~~January~~, 2024.



Notary Public

My commission expires:




 FILED & RECORDED 03/22/2024 1:42 PM
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 Duluth, Ga 30097

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made the 22nd day of ^{March} ~~January~~, 2024, by and between **DANISH AND DANIYAL, LLC**, a Georgia limited liability company, as party of the first part, herein called Grantor, and **PHYLLIS H. ROSHAN**, a Georgia resident, as party of the second part, herein called Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of ONE AND NO/100 dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has, or may have had, in and to the following described real property, to wit:

All that certain tract or parcel of land lying and being in Morgan District G.M.D. 385, Hall County, Georgia, containing 24.677 acres on the southwest side of Old Mill Road a/k/a Benefield Road, being more particularly shown and delineated according to a plat prepared by William H. Collins, GRLS, recorded in Plat Book 131, Page 124, Hall County, Georgia Records, which plat is hereby incorporated for a more complete description.

TO HAVE AND TO HOLD the said described premises unto the Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor, shall at any time claim or demand any right, title, or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

GRANTOR: DANISH AND DANİYAL, LLC

Phyllis H. Roshan

PHYLLIS H. ROSHAN (Member)

[Signature]

Unofficial Witness

Signed, sealed, and delivered in the presence of me this 22nd day of ~~January~~ ^{March}, 2024.

Frances A. Hamrick

Notary Public

My commission expires: 7-19-2024

