

JANET GRACE TRUELOVE  
5702 BETHEL RD  
CLERMONT, GA 30527

000240



GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5944  
PAGE (S) 240-241 THIS 29  
DAY OF Jan 2007 AT 12:29 PM  
DWIGHT S. WOOD, CLERK BY dt

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 0

Date 1-29-07

DWIGHT S. WOOD  
Clerk Superior Court

By dt

03457 0692007000739

### QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29<sup>th</sup> day of January, 2007,

by first party, Larry Meers and Janet Truelove, 5702 Bethel Road, Clermont, GA 30527

to second party, Janet Truelove, 5702 Bethel Rd., Clermont, GA 30527

WITNESSETH, That the said first party, for good consideration and for the sum of LOVE AND AFFECTION (XXXXXX) Dollars, paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hall, State of Georgia, to wit:

All that tract or parcel of land lying and being in Land Lot 7 of the 12<sup>th</sup> Land District of Hall County, Georgia and being Tract 2 shown on a Plat of Survey dated September 15, 2004 and last revised February 23, 2005 and prepared for Robert Robison by Farley-Collins-Whidden Assoc., Georgia Registered Land Surveyors, which plat is incorporated herein by reference thereto for a more complete and accurate description of said property. Being more particularly described according to said plat:

To find the TRUE POINT OF BEGINNING commence at the intersection of Land Lot 7, Land Lot 6, Land Lot 18 and Land Lot 19 of the 12<sup>th</sup> District thence, North along the land lot line a distance of 244.1 feet to a one-half inch pipe found on the northerly right-of-way of Bethel Road (60 foot right-of-way); thence along the right-of-way of Bethel Road the following calls and distances: North 84 degrees, 17 minutes 49 seconds West 491.99 feet; thence a curve to the right with a radius of 576.39 feet, an arc length of 341.39 feet, which arc is subtended by a chord bearing North 67 degrees, 19 minutes, 44 seconds West 336.42 feet; North 50 degrees 21, minutes 34 seconds West 254.03 feet; a curve to the left with a radius of 5418.23 feet, an arc length 490.84 feet which arc is subtended by a chord bearing North 52 degrees, 57 minutes 21 seconds West 490.68 feet; curve to the left with a radius of 2060.49 feet, an arc length of 291.23 feet which arc is subtended by a chord bearing North 59 degrees, 35 minutes 51 seconds West 290.99 feet; North 63 degrees, 38 minutes 45 seconds West 341.97 feet; a curve to the right with a radius of 2640.23 feet an arc length of 443.35 feet which arc is subtended by a chord bearing North 58 degrees, 50 minutes 7 seconds West 442.83 feet; North 5401.28 West 75.87 feet to the TRUE POINT OF BEGINNING; thence continuing along the northerly right-of-way of Bethel Road North 54 degrees, 1 minute 28 seconds West 65.87 feet; thence a curve to the left with a radius of 842.80 feet an arc length of 89.60 feet, which arc is subtended to a chord bearing North 57 degrees, 4 minutes 11 seconds West 89.56 feet to a one-half inch open top pin found; thence leaving the right-of-way North 00 degrees, 40 minutes 33 seconds East 829.96 feet; thence North 75 degrees, 40 minutes 15 seconds East 169.37 feet; thence South 50 degrees, 54 minutes 04 seconds East 142.99 feet to half inch iron pin set; thence South 40 degrees, 32 minutes 13 seconds East 278.89 feet to a half inch iron pin set; thence South 26 degrees, 56 minutes 27 seconds West 203.41 feet to a one-half inch iron pin set; thence South 27 degrees, 17 minutes 44 seconds West 535.33 feet to the TRUE POINT OF BEGINNING.

000241

Including all that tract or parcel of land lying and being in Land Lot 7 of the 12th Land District of Hall county, Georgia and being more particularly described as 2.87 acres as shown on a plat of prepared by Owen Patton Registered Land Surveyor, dated November 21, 1989 and recorded in Plat book 140, page 45 of the Hall County Plat Records, to which reference is made for a more complete and accurate description of the property said 2.87 acres having been previously conveyed to the First Party hereunder.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Bristy Ciccarello  
Witness

Bristy Ciccarello  
Witness

X Larry Crano / Jan Dumlau  
First Party

X Jan Dumlau  
Second Party

STATE OF Georgia }  
COUNTY OF Hall

On January 20, 2009 before me, Mandy Stanfield, personally appeared

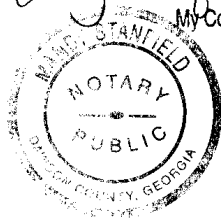
Larry Meers and Janet Thelove, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mandy Stanfield

Affiant Known ☒ Unknown  
My Commission Expires July 13, 2009 ID Produced GA DL

(Seal)



Jane A. Range  
Hulsey, Oliver & Mahar  
200 E. E. Butler Parkway  
Gainesville, Georgia 30501  
(NO TITLE WORK – DEED PREPARATION ONLY)

eFiled and eRecorded  
DATE: 06/10/2022  
TIME: 8:41 AM  
DEED BOOK: 9142  
PAGE: 664 - 669  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
PARTICIPANT ID: 8693149885  
PT61: 069-2022-005225  
RECORDED BY: EAR  
CLERK: Charles Baker, C.S.C  
Hall County, GA

---

### EXECUTOR'S DEED OF ASSENT

STATE OF GEORGIA,  
COUNTY OF HALL.

THIS INDENTURE is made as of the 9<sup>th</sup> day of June, 2022, between **Joyce Truelove, Janet Truelove and Phil A. Truelove**, as Co-Executors of the Last Will and Testament of **Roy Adcus Truelove** (hereinafter referred to as the "Deceased"), late of Hall County, Georgia (hereinafter referred to as "Grantors") and **Grace S. Truelove, for her life with the remainder, upon the death of Grace S. Truelove, to Joyce Truelove and Janet Truelove** (hereinafter referred to as "Grantee").

### WITNESSETH

**GRANTORS**, acting under and by virtue of the power and authority contained in the Will of the Deceased, it having been duly probated December 28, 2021 in the Hall County Probate Court and recorded in the aforesaid court, does hereby consent to the devise of the following described property to **Grantees** pursuant to Item III of said Will:

**SEE EXHIBIT A ATTACHED.**

**TO HAVE AND TO HOLD** said property 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 Grantees forever, *IN FEE SIMPLE* in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

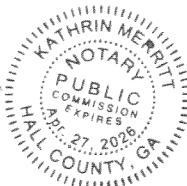
**EXECUTED** under seal as of the date above.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public  
Commission Expires: 4/27/2026

By: Joyce Truelove (SEAL)  
Joyce Truelove, as Co-Executor of  
the Estate of Roy Adcus Truelove

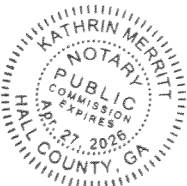


Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public  
Commission Expires: 4/27/2026

By: Janet Truelove (SEAL)  
Janet Truelove, as Co-Executor of  
the Estate of Roy Adcus Truelove



Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public  
Commission Expires: 4/27/2026

By: Phil A. Truelove (SEAL)  
Phil A. Truelove, as Co-Executor of  
the Estate of Roy Adcus Truelove

