

Return to:  
Kim and Bagwell, LLC  
330 Northside Drive  
Gainesville, GA 30501

File No. 8702

DEED PREPARATION ONLY-  
NO TITLE WORK PERFORMED

STATE OF GEORGIA,  
COUNTY OF HALL

eFiled and eRecorded  
DATE: 03/31/2023  
TIME: 1:22 PM  
DEED BOOK: 9283  
PAGE: 597 - 598  
FILING FEES: \$25.00  
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PARTICIPANT ID: 9171275233  
PT61: 069-2023-002093  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

Please cross reference: Deed Book 7299, Page 703

### QUIT CLAIM DEED

This **INDENTURE**, made this 30 day of **March, 2023**, between **JW Property Holdings LLC**, party or parties of the first part, hereinafter referred to as "Grantor" and **Luis Hermosillo**, party or parties of the second part hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural,

#### WITNESSETH:

*FOR AND IN CONSIDERATION* of the sum of One Dollar (\$1.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 80 of the 8th District, Hall County, Georgia, being Lot 60 of the Sherri Lynn Subdivision, as shown on a plat recorded in Plat Book 23, Page 46, Hall County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.

This transfer is made subject to any and all encumbrances, liens, mortgages, covenants, or restrictions of record.

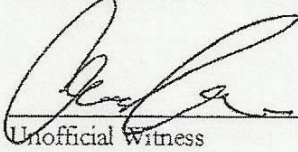
Said property is further identified as Tax Parcel No. 08080 002058, and as 5349 Browns Bridge Road, Gainesville, GA 30504, according to the present system of numbering properties in Hall County, Georgia.

*TO HAVE AND TO HOLD* said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

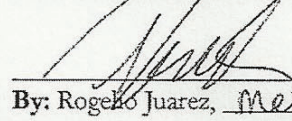



IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

JW Property Holdings, LLC

  
By: Rogelio Juarez, member

  
Notary Public

