

if LWC and eRecorded  
DATE: 09/28/2021  
TIME: 9:24 AM  
DEED BOOK: 1843  
PAGE: 179, 180  
FILING FEE: \$17.00  
TRANSFER: \$0.00  
TOTAL: \$17.00

File #: 211418Y  
Russell C Petersen, LLC  
P.O. Box 6499  
Gainesville, GA 30504

### **JOINT TENANCY WITH SURVIVORSHIP LIMITED WARRANTY DEED**

**STATE OF GEORGIA,  
COUNTY OF HALL**

This Indenture made this 27th day of **September, 2021** between **MELANIE CLORE** , of the County of HALL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **MICHAEL J ROUSE and MELISSA D ROUSE** , as **joint tenants with survivorship and not as tenants in common** as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H** 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract and parcel of land Lying and being in **GMD 1690, Hall County, Georgia**, consisting of **17.58 acres** and being more particularly described according to a survey by **Dwight Kilby, Registered Surveyor, dated February 8, 1989, recorded in Plat Book 134, Page 215, Hall County, Georgia Plat Records**. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

**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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them,

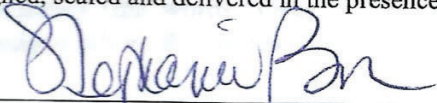
then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

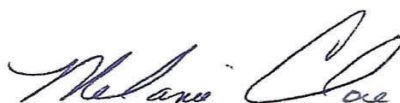
**THIS CONVEYANCE** is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.


**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.

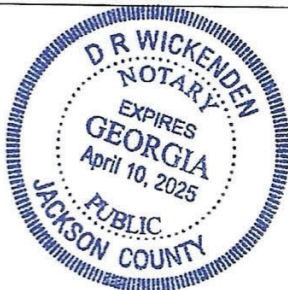
**IN WITNESS WHEREOF**, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**MELANIE CLORE** (Seal)

  
\_\_\_\_\_  
Notary Public



\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)