

4426

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 DEED BOOK 9137 PAGES 72 - 74
 FILING FEES: \$25.00
 PT61: 069-2022-004819 TRANSFER TAX: \$1,100.00
 RECORDED BY: MB
 CLERK: Charles Baker, C.S.C Hall County, GA

SWWW-J FILE NO: 712022.0477

Return To: SMITH, WELCH, WEBB & WHITE, LLC
 ATTORNEYS AT LAW
 117 BROOKWOOD AVENUE
 JACKSON, GA 30233
 (770)775-3188

WARRANTY DEED

STATE OF GEORGIA, Hall COUNTY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER CONSIDERATIONS DOLLARS to us paid We, GARRETT REED and STANLEY REED and SHEILA REED, do hereby sell and convey unto SINNDAR ENTERPRISES, INC., its successors and assigns, a tract or parcel of land, which is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said SINNDAR ENTERPRISES, INC., its successors and assigns, in fee simple.

We warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and affixed our seals this the 18th day of May, 2022.

Signed, sealed and delivered
 in the presence of:

Angele Henderson
 Unofficial Witness

Randy Henderson (SEAL)
 Notary Public
 My commission expires: 10/11/2024



Garrett Reed (SEAL)
 GARRETT REED

H. Stanley Reed (SEAL)
 STANLEY REED

Sheila Reed (SEAL)
 SHEILA REED

4426

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 154 of the 8th Land District, Hall County, Georgia and being more particularly described as follows

To find the true point of beginning, commence at the northwesterly mitered corner of the southerly right of way of Friendship Road (State Route No. 347 - right of way varies) and the westerly right of way of Ridge Road (right of way varies), said point marked by a Concrete Monument Found, said point being THE TRUE POINT OF BEGINNING

Thence from said point as thus established, continuing on the westerly right of way of Ridge Road the following four (4) courses and distances: South 02 Degrees 45 Minutes 48 Seconds East for a distance of 39.47 feet to a point, said point marked by a Concrete Monument Found; THENCE along a curve to the left having a radius of 735.00 feet and an arc length of 125.73 feet being subtended by a chord bearing of South 17 Degrees 35 Minutes 28 Seconds West and a chord distance of 125.58 feet to a point, said point marked by a Concrete Monument Found; THENCE South 76 Degrees 58 Minutes 28 Seconds East for a distance of 15.00 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE along a curve to the left having a radius of 720.00 feet and an arc length of 265.51 feet being subtended by a chord bearing of South 02 Degrees 32 Minutes 34 Seconds West and a chord distance of 264.01 feet to a point, said point marked by a 1/2 inch rebar pin set.

THENCE leaving said right of way and traveling on the property line common to The Episcopal Church of Saint Mary, et al. South 81 Degrees 11 Minutes 09 Seconds West for a distance of 208.28 feet to a point, said point marked by a 1/2 inch crimp top pipe found; THENCE continuing on said property line North 03 Degrees 31 Minutes 52 Seconds West for a distance of 499.56 feet to a point, said point marked by a 1/2 inch crimp top pipe found; THENCE traveling on the property line common to Bradford W. Brown, et al. and Shirley B. Dove South 73 Degrees 27 Minutes 00 Seconds East for a distance of 109.43 feet to a point, said point marked by a 1/2 inch crimp top pipe found; THENCE continuing on the property line common to Shirley B. Dove South 73 Degrees 57 Minutes 36 Seconds East for a distance of 32.17 feet to a point, said point marked by an Axle found; THENCE continuing on the property line common to Shirley B. Dove North 46 Degrees 29 Minutes 46 Seconds East for a distance of 71.06 feet to a point on the southerly right of way of Friendship Road (State Route No. 347 - right of way varies), said point marked by a 1/2 inch rebar pin set; THENCE along said right of way along a curve to the right having a radius of 2177.00 feet and an arc length of 96.02 feet being subtended by a chord bearing of South 59 Degrees 06 Minutes 18 Seconds East and a chord distance of 96.01 feet to a point, said point marked by a Concrete Monument Found, said point being THE TRUE POINT OF BEGINNING

Said property contains 2.433 Acres

This is the same property as described on plat of survey dated 12/5/2016 for Garrett, James and Stanly Reed by Brian Sutherland, RLS, recorded in plat book 847, page 284, Hall County, Georgia Records. The said plat and data contained thereon are incorporated herein by reference

EXHIBIT "B"



SINDAR ENTERPRISES, INC.

1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																				

Ernest M. Smith (1911-1992)
A. J. Welch, Jr. (1944-2018)
John P. Webb, PC
William A. White, PC
Andrew J. Welch, III, PC (NY & GA)
Byrd Garland
L. Scott Mayfield
Marc A. Avidano (FL & GA)
David M. Waldroup
Andrew J. Gebhardt
R. Brian Strickland
Christopher E. Chapman (DC, KY & GA)
Elizabeth P. O'Neal
Megan M. Pearson (GA & AL)
Lajuana C. Ransaw



**SMITH WELCH
WEBB & WHITE**

ATTORNEYS AT LAW

117 BROOKWOOD AVENUE • JACKSON, GA 30233
Telephone: 770-775-3188 • Facsimile: 770-775-1977
www.smithwelchlaw.com

Bianca Davis
Warren M. Tillery
Orion G. Webb
Miranda N. Hanley
Grant E. McBride
Brandon F. Palmer
Priya M. Patel
Melanie Niblett
Frank M. Gaither, Jr.

OF COUNSEL
Tim Shepherd
Casey Crumbley (SC & GA)

October 22, 2019

Sinndar Enterprises, Inc.
1887 Doverhill Drive
Lawrenceville, GA 30043

RE: 4382 FRIENDSHIP ROAD
FILE NO. 712019.0605

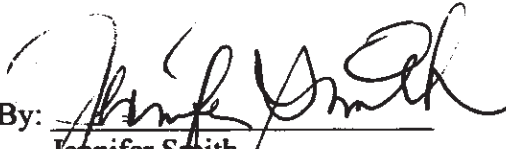
Dear Sir/Madam:

Enclosed please find your warranty deed, owner's title policy and copies of closing documents in reference to the above captioned matter. Please keep this with your other valuable documents.

Should you have any questions, please do not hesitate to contact me.

Yours very truly,

SMITH, WELCH, WEBB & WHITE

By: 
Jennifer Smith
Real Estate Dept Manager
Jackson Office

JS/
Enclosure

FILED & RECORDED
 DATE: 9/13/2019
 TIME: 12:34PM
 DEED BOOK: 8334
 PAGE: 358
 FILING FEES: \$10.00
 PT61: 0692019006588
 TRANSFER TAX: \$107.50
 Recorded By: MT
 Charles Baker, C.S.C.
 Hall County, GA

4382 Friend ship Rd.

SWWW-J FILE NO.: 712019.0605

Return To: SMITH, WELCH, WEBB & WHITE, LLC
 ATTORNEYS AT LAW
 117 BROOKWOOD AVENUE
 JACKSON, GA 30233
 (770)775-3188

WARRANTY DEED

STATE OF GEORGIA, GWINNETT COUNTY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER CONSIDERATIONS DOLLARS to us paid We, **SHIRLEY B. DOVE**, of the County of Gwinnett, do hereby sell and convey unto **SINNDAR ENTERPRISES, INC.**, of the County of Gwinnett, its heirs and assigns, a tract or parcel of land, which is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 8TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING SHOWN AS TRACT 2, CONTAINING 0.189 ACRES, ON BOUNDARY SURVEY PREPARED FOR SINNDAR ENTERPRISES, INC. AND PREPARED BY NORTHEAST LAND SURVEYING AND BEING RECORDED IN PLAT BOOK 877, PAGE 312, OFFICE OF THE CLERK, HALL COUNTY SUPERIOR COURT. SAID PLAT AND ALL ITS DESCRIPTIVE DATA ARE INCORPORATED HEREIN BY REFERENCE TO SAME.


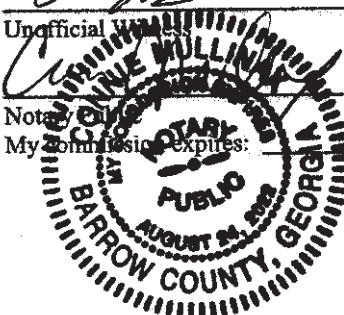
THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD said land and appurtenances unto said **SINNDAR ENTERPRISES, INC.**, its successors and assigns, in fee simple.

We warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and affixed our seals this the 4th day of September, 2019.

Signed, sealed and delivered
 in the presence of:


 Unofficial Notary Public
 My Commission Expires: 
 (SEAL)

 (SEAL)
 SHIRLEY B. DOVE

FILED & RECORDED
DATE: 9/13/2019
TIME: 12:34PM
DEED BOOK: 8334
PAGES: 355-357
FILING FEES: \$14.00
PT61: 0692019006585
TRANSFER TAX: \$.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

4382

SWWW-J FILE NO.: 712019.0605

↓
Return To: SMITH, WELCH, WEBB & WHITE, LLC
ATTORNEYS AT LAW
117 BROOKWOOD AVENUE
JACKSON, GA 30233
(770)775-3188

QUITCLAIM DEED

STATE OF GEORGIA, GWINNETT COUNTY

THIS INDENTURE, made this the 4th day of September, 2019, between **SHIRLEY B. DOVE** and **ANN M. BROWN** and **BRADFORD W. BROWN A/K/A BRADFORD WAYNE BROWN** of the first part, and **SINNDAR ENTERPRISES, INC.** of the second part,

WITNESSETH: That the said party of the first part for and in consideration of the sum of ---ONE DOLLAR AND OTHER CONSIDERATIONS--, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and do by these presents bargain, sell, remise, release and forever quit-claim to the said part of the second party their heirs and assigns, all the right title, interest, claim or demand which the said part of the first part has or may have had in and to

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, so that neither the said party of the first part nor their heirs, nor any other person or persons claiming under them shall at anytime, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and affixed their seals the day and year above written.

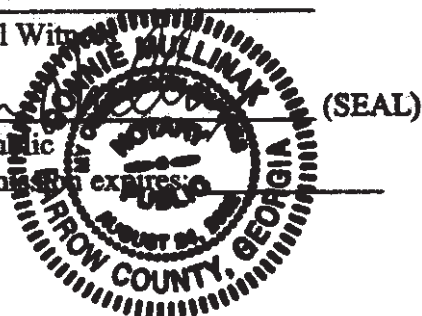
4382

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My commission expires:




SHIRLEY B. DOVE (SEAL)


ANN M. BROWN (SEAL)


BRADFORD W. BROWN A/K/A
BRADFORD WAYNE BROWN (SEAL)

4382

EXHIBIT "A"**TRACT 1:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 8TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING SHOWN AS TRACT 1, CONTAINING 0.446 ACRES, ON BOUNDARY SURVEY PREPARED FOR SINNDAR ENTERPRISES, INC. AND PREPARED BY NORTHEAST LAND SURVEYING AND BEING RECORDED IN PLAT BOOK 877, PAGE 312, OFFICE OF THE CLERK, HALL COUNTY SUPERIOR COURT. SAID PLAT AND ALL ITS DESCRIPTIVE DATA ARE INCORPORATED HEREIN BY REFERENCE TO SAME.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 8TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING SHOWN AS TRACT 2, CONTAINING 0.189 ACRES, ON BOUNDARY SURVEY PREPARED FOR SINNDAR ENTERPRISES, INC. AND PREPARED BY NORTHEAST LAND SURVEYING AND BEING RECORDED IN PLAT BOOK 877, PAGE 312, OFFICE OF THE CLERK, HALL COUNTY SUPERIOR COURT. SAID PLAT AND ALL ITS DESCRIPTIVE DATA ARE INCORPORATED HEREIN BY REFERENCE TO SAME.

Ernest M. Smith (1911-1992)
A. J. Welch, Jr. (1944-2018)
John P. Webb, PC
William A. White, PC
Andrew J. Welch, III, PC (NY & GA)
Byrd Garland
L. Scott Mayfield
Marc A. Avidano (FL & GA)
David M. Waldrup
Andrew J. Gebhardt
R. Brian Strickland
Christopher E. Chapman (DC, KY & GA)
Elizabeth P. O'Neal
Megan M. Pearson (GA & AL)
Lajuana C. Ransaw



**SMITH WELCH
WEBB & WHITE_{LLC}**

ATTORNEYS AT LAW

117 BROOKWOOD AVENUE • JACKSON, GA 30233
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Brandon F. Palmer
Priya M. Patel
Melanie Niblett
Frank M. Gaither, Jr.

OF COUNSEL
Tim Shepherd
Casey Crumbley (SC & GA)

October 22, 2019

Sinndar Enterprises, Inc.
1887 Doverhill Drive
Lawrenceville, GA 30043

RE: 4396 FRIENDSHIP ROAD
FILE NO. 712019.0591

Dear Sir/Madam:

Enclosed please find your warranty deed, owner's title policy and copies of closing documents in reference to the above captioned matter. Please keep this with your other valuable documents.

Should you have any questions, please do not hesitate to contact me.

Yours very truly,

SMITH, WELCH, WEBB & WHITE

By: 
Jennifer Smith
Real Estate Dept Manager
Jackson Office

JS/
Enclosure

3
FILED & RECORDED 05-05-2025 - Item 3
DATE: 9/13/2019
TIME: 12:34PM
DEED BOOK: 8334
PAGE: 359
FILING FEES: \$10.00
PT61: 0692019006581
TRANSFER TAX: \$107.50
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

SWWW-J FILE NO.: 712019.0591

4396

Return To: SMITH, WELCH, WEBB & WHITE, LLC
ATTORNEYS AT LAW
117 BROOKWOOD AVENUE
JACKSON, GA 30233
(770)775-3188

WARRANTY DEED

STATE OF GEORGIA, GWINNETT COUNTY

IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER CONSIDERATIONS DOLLARS to us paid We, **BRADFORD W. BROWN A/K/A BRADFORD WAYNE BROWN** and **ANN M. BROWN**, of the County of Gwinnett, do hereby sell and convey unto **SINNDAR ENTERPRISES, INC.**, of the County of Gwinnett, its heirs and assigns, a tract or parcel of land, which is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 8TH LAND DISTRICT OF HALL COUNTY, GEORGIA AND BEING SHOWN AS TRACT 1, CONTAINING 0.446 ACRES, ON BOUNDARY SURVEY PREPARED FOR SINNDAR ENTERPRISES, INC. AND PREPARED BY NORTHEAST LAND SURVEYING AND BEING RECORDED IN PLAT BOOK 877, PAGE 312, OFFICE OF THE CLERK, HALL COUNTY SUPERIOR COURT. SAID PLAT AND ALL ITS DESCRIPTIVE DATA ARE INCORPORATED HEREIN BY REFERENCE TO SAME.ATED HEREIN BY REFERENCE TO SAME.

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TO HAVE AND TO HOLD said land and appurtenances unto said **SINNDAR ENTERPRISES, INC.**, its successors and assigns, in fee simple.

We warrant the title to said land against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hands and affixed our seals this the 4th day of September, 2019.

Signed, sealed and delivered
in the presence of

Notary Public
My commission expires
COUNTY, GEORGIA
(SEAL)

Bradford W. Brown (SEAL)
BRADFORD W. BROWN
Ann M. Brown (SEAL)
ANN M. BROWN