

eFiled and eRecorded
DATE: 04/05/2023
TIME: 8:43 AM
DEED BOOK: 9285
PAGE: 797 - 799
FILING FEES: \$26.00
TRANSFER TAX: \$170.00
PARTICIPANT ID: 8846450835
PARTICIPANT ID: 7067927936
PT61: 069-2023-002182
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

Record and Return to:
Lueder, Larkin & Hunter, LLC
417 Green Street, NW, Suite 1A
Gainesville, GA 30501
File No.: GA-GN-22-0098-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL
APN/Parcel ID: 15022C000016

THIS INDENTURE, made this 24th day of February, 2023, between

Hattie Louisa Bales

as party or parties of the first part, hereinafter called Grantor, and

Chase Car Center, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 consideration in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, the following described property, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.


AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

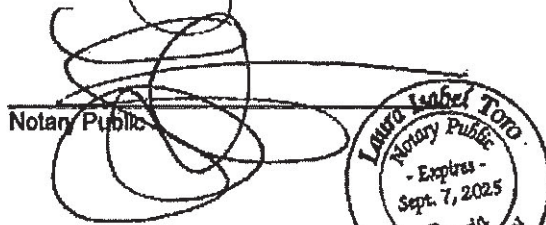
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:


Undrafted Witness

 (SEAL)
Hattie Louise Bales


Notary Public

