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PARTICIPANT ID: 6515028652
PT61: 069-2023-006605
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: T. Wesley Robinson

QUIT-CLAIM DEED

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made this 22nd day of September, 2023, between Janis Beth Griffin Courson of the State of Florida of the first part, and CBD Investments, LLC, a Georgia limited liability company of the State of Georgia and County of Hall, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of One and 00/100 DOLLARS, in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, and its assigns,

All that tract or parcel of land lying and being in G.M.D. 1690, Hall County, Georgia, containing 68.76 acres according to a Combination Survey for CBD Investments, LLC prepared by Davis Engineering and Surveying dated July 25, 2023, more particularly described according to said survey as follows:

BEGINNING at a point on the west right of way of Cagle Mill Road, said point being located 13.61 feet inside of right of way from an iron pin located in said right of way; thence North 59°41'09" West 82.67 feet to an iron pin found; thence South 89°43'03" West 102.83 feet to an iron pin found; thence South 89°39'03" West 420.76 feet to an iron pin found; thence South 01°16'23" West 273.44 feet to an iron pin found; thence South 85°00'30" West 464.40 feet to an iron pin found; thence South 04°08'45" East 10.04 feet to an iron pin set; thence South 76°55'06" West 209.50 feet to an iron pin set; thence North 86°13' 33" West 127.64 feet to an iron pin set; thence North 61°04' 19" West 206.40 feet to an iron pin found; thence South 29°29'02" West 395.69 feet to a point on the north right of way of Whitehall Road, said point located 10.71 feet inside the right of way from an iron pin located in right of way; thence along said right of way North 59°31'40" West 231.12 feet to a point; thence an arc distance of 221.34 feet, said arc being subtended by a chord bearing North 38°01'59" West 216.9 feet and having a radius of 295.00 feet; thence North 16°32'18" West 415.36 feet to a point; thence an arc distance of 209.57 feet, said arc being subtended by a chord bearing North 07°58'01" East 203.24 feet, having a radius of 245 feet; thence North 32°28'20" East 164.67 feet to a point; thence an arc distance of 136.43 feet, said arc being subtended by a chord bearing North 07°15'23" East 132.07 feet, having a radius of 155 feet; thence North 17°57'33" West 22.15 feet to a point; thence an arc distance of 96.54 feet, said arc being subtended by a chord bearing North 44°17'56" West 93.18 feet, and having a radius of 105 feet; thence North 70°38'19" West 115.05 feet to a point; thence an arc distance of 75.91 feet, said arc being subtended by a chord bearing North 39°34'25" West 72.24 feet, and having a radius of 70.00 feet; thence North 08°30'31" West 77.47 feet to a point; thence an arc distance of 116.60

feet, said arc being subtended by a chord bearing North 18°37'50" West 115.99 feet and having a radius of 330 feet; thence leaving said right of way and proceeding North 67°02'37" East 825.29 feet to an iron pin found; thence North 24°18'51" West 542.29 feet to an iron pin found; thence along a wire fence North 54°51'09" East 390.65 feet to a point in an old road bed; thence South along said road bed South 34°59'05" East 570.81 feet to an iron pin found; thence South 38°50'17" East 1,454.15 feet to an iron pin found; thence North 77°17'15" East 169.36 feet to a point on the west right of way of Cagle Mill Road; thence an arc distance of 97.85 feet, said arc being subtended by a chord bearing South 09°04'07" East 97.82 feet and having a radius of 1,230 feet; thence South 11°20'51" East 240.07 feet to a point; thence an arc distance of 109.82 feet, said arc being subtended by a chord bearing South 20°52'53" East 109.32 feet and having a radius of 330.00 feet to a point located at the TRUE POINT OF BEGINNING.

Reference to said survey is hereby made for a more full and complete description of said property

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party of the first part nor her heirs, nor any other person or persons claiming under her shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of

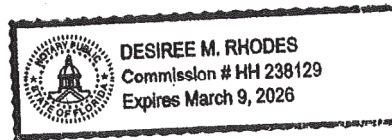
Athena Ehart
Witness Athena Ehart

Desiree Rhodes
Notary Public Desiree Rhodes

My Commission Expires: March 9, 2026

TWR/jbp/T8808-4874-1598-9888

Janis H. Courson (SEAL)
Janis Beth Griffin Courson



After recording return to:
T. Wesley Robinson
Hulsey, Oliver & Mahar, LLP
P.O. Box 1457
Gainesville, GA 30503

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DATE: 09/02/2021
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FILING FEES: \$25.00
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PARTICIPANT ID: 6515028652
PT61: 069-2021-008810
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL.

THIS INDENTURE is made as of August 31, 2021, between Matthew H. Sweat, Tecla B. Sweat, Dr. Roy W. Sweat, Whitney Sweat Colvert, James David Colvert, Warren R. Sweat, and Carol G. Sweat (hereinafter referred to as "Grantor") and CBD Investments, LLC, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Hall County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, together 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 Grantee forever in **FEE SIMPLE**; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

EXECUTED under seal as of the date above.

SELLER:

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

Matthew H. Sweat

(SEAL)

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

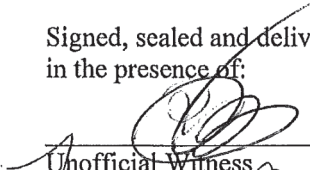
Tecla B. Sweat

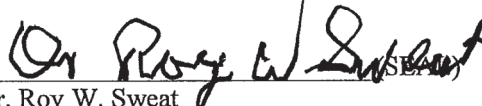
(SEAL)

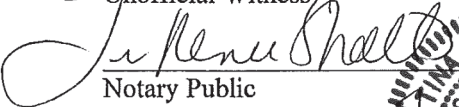
SIGNATURES CONTINUED ON NEXT PAGE

Signed, sealed and delivered
in the presence of:

SELLER:


Unofficial Witness


Dr. Roy W. Sweat


Notary Public

My Commission Expires:



SIGNATURE CONTINUED ON NEXT PAGE

Signed, sealed and delivered
in the presence of:

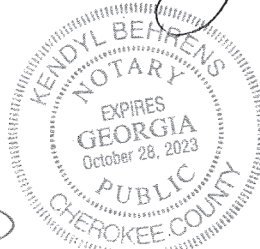

Unofficial Witness


Notary Public

My Commission Expires: 10/28/2023

SELLER:


Whitney Sweet Colvert (SEAL)



Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 10/28/2023


James David Colvert (SEAL)



SIGNATURES CONTINUED ON NEXT PAGE

TWR/JBP/T8350/255014

Signed, sealed and delivered
in the presence of:

Ammy Ankle

Unofficial Witness

SELLER:

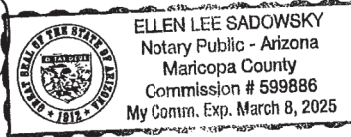
Warren R. Sweat (SEAL)

Warren R. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:



Signed, sealed and delivered
in the presence of:

Ammy Ankle

Unofficial Witness

Carol G. Sweat (SEAL)

Carol G. Sweat

Ellen Lee Sadowsky

Notary Public

My Commission Expires:

