

AFTER RECORDING RETURN TO:
Kim and Bagwell, LLC
330 Northside Drive
Gainesville, GA 30501

Recorded on <u>8/19/2025</u> in <u>Hall</u> County, Georgia Deed Book <u>9707</u> Pages <u>636-637</u>

Order No.: 10584

LIMITED WARRANTY DEED

STATE OF TEXAS

COUNTY OF NOLAN

THIS INDENTURE, made this 15th day of August, 2025, between Teddie Jo Grizzle, of the County of Nolan, State of Texas, as party or parties of the first part, hereinafter called Grantor, and KCF Holdings LLC, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Four Hundred Thousand And No/100 Dollars (\$400,000.00) and other good and valuable considerations 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,

All that tract or parcel of land lying and being in Land Lot 7, 12th Land District, Hall County, Georgia, and containing 9.993 acres as, shown and delineated on plat of survey prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, revised September 22, 1986, which plat is recorded in Plat Book 115, Page 183 of the Hall County, Georgia Plat Records, said plat and the record thereof are herein incorporated for a full and complete legal description. Being a portion of Lot 4 of the Lands of Eugene Thomas as shown in plat recorded at Plat Book 9, Page 62, Hall County, Georgia Deed Records.

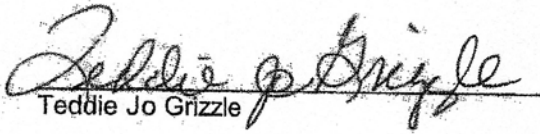
Said property is further identified as Tax Parcel No. 12007 000009, and as 5742 Bethel Road, Clermont, GA 30527.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

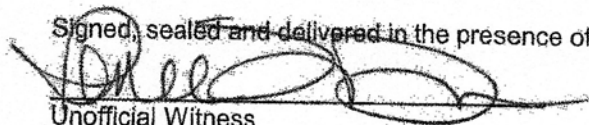
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

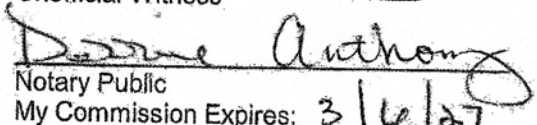
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 15th day of August, 2025.


Teddie Jo Grizzle

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 3/6/27

