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160 Clairemont Ave.
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Tax Parcel No.: 07-354-001-015

eFiled and eRecorded
DATE: 08/22/2025
TIME: 8:14 AM
DEED BOOK: 9709
PAGE: 597 - 597
FILING FEES: \$25.00
TRANSFER TAX: \$90.00
PT61: 069-2025-005711
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Rutherford

FILE #: 25-15241

THIS INDENTURE, Made the 20th day of August, 2025, between Richard G. Hayes of the County of Rutherford, and the State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and Dianne F. Craig-Clark of the county of , and the State of Georgia, 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).

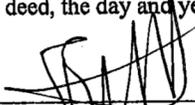
WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 354 of the 7th District, Hall County, Georgia, being more particularly described and delineated according to a plat and survey prepared by C. M. Higginbotham, Georgia Registered Land Surveyor, dated August 16 and 20th, 1957, as Lot 4 of the R. F. Duncan Subdivision, which lot is described as follows: Beginning at a point on the lands of the U.S. Government (Buford Dam Reservoir) which point is located north 58 degrees 40 minutes east 251 from a corner in the line of said Government property on the original land line between land Lots 353 and 354 of said district; and running thence along said Government property north 58 degrees 40 minutes east 60 feet; thence south 31 degrees 20 minutes east 107 feet to the edge of Bass Circle; thence a westerly direction long said Bass Circle 63.4 feet to an iron pin corner; thence north 29 degrees 30 minutes west 99.3 feet to an iron pin at the point of Beginning. All corners of said lot being marked by an iron pin. Together with any and all rights pursuant to an agreement by R. F. Duncan and Fred E. Craig, agreement being dated July 12, 1958, and same being recorded at Deed Book 478, Pages 500, 501, and 502, Hall County, Georgia Records; and together with any and all rights pursuant to an Easement between R. F. Duncan and Fred E. Craig, dated September 2, 1959, same being recorded in Deed Book 478, Page 500 and 501, of the Hall County, Georgia Records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


Richard G. Hayes, as sole heir to Kevin L. Craig (Seal)


(Unofficial witness) Brian E Laub


Witness Pamela Faith Laub

Sworn to and subscribed before me this 15th day of August 2025.


(Notary Public)



SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Richard G. Hayes, as Administrator of the Estate of Kevin ...*				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 1912 Normerle Dr				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Goodlettsville, TN 37072 USA		DATE OF SALE 8/20/2025		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Craig-Clark	FIRST NAME Dianne	MIDDLE F		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 94 Dartmouth Ave				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Avondale Estates, GA 30002 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 6693		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Bass Circle			SUITE NUMBER
COUNTY HALL		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 07-354-001-015	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 7th	ACRES	LAND LOT 354	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 9709	DEED PAGE 595	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.
 SELLER'S BUSINESS NAME: Richard G. Hayes, as Administrator of the Estate of Kevin L. Craig (deceased)