

eFiled and eRecorded
DATE: 10/08/2021
TIME: 4:36 PM
DEED BOOK: 8954
PAGE: 88 - 89
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 0790106118
PT61: 069-2021-010218
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by and Return to:
GA ESTATE PLANNING & PROBATE
800 Johnson Ferry Rd, NE, Suite B
Atlanta, GA 30342
(678) 325-0345

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL
Parcel No: out of 11065 000012
Brief Description: 6249 Ben Parks Rd.
Transfer Tax Due: \$0.00

THIS DEED, made this the 8th day of October, 2021, by and between:

| Grantors | + | Grantee |
|---|---|---|
| JAMES F. KNAUSS, II and MARCI E. KNAUSS | + | THE WAHOO SANCTUARY, LLC |
| 6249 Ben Parks Rd. Murrayville, GA 30564 | + | 6249 Ben Parks Rd. Murrayville, GA 30564 |
| | + | |
| | + | |
| | + | |

WITNESSETH:

WITNESSETH: That Grantors for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in the following described real property, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall Co GA and being shown and delineated as Tract 1 on plat prepared for Steve P. McKibbin by Cleveland Land Surveying, Ga. Reg. Surveyors dated October 18, 2016 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 874 page 483. Said plat and the record thereof are herein incorporated for a full and complete legal description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

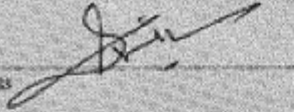
TO HAVE AND TO HOLD said real property, together with the improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the parties of the second part, their heirs and assigns, forever in Fee Simple.

THIS DEED WAS PREPARED WITHOUT A TITLE EXAMINATION

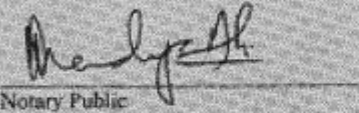
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.


Signed, sealed and delivered in the presence of:

Witness



 (SEAL)
JAMES F. KNAUSS, II



 (SEAL)
MARCI E. KNAUSS

Notary Public

My commission expires: 08-27-2023

[Notary Seal]



eFiled and eRecorded
DATE: 10/08/2021
TIME: 4:38 PM
DEED BOOK: 8954
PAGE: 90 - 91
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 0790106118
PT61: 069-2021-010218
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by and Return to:
GA ESTATE PLANNING & PROBATE
800 Johnson Ferry Rd, NE, Suite B
Atlanta, GA 30342
(678) 325-0345

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL
Parcel No: out of 11065 000002
Brief Description: 6245 Ben Parks Rd.
Transfer Tax Due: \$0.00

THIS DEED, made this the 8th day of October, 2021, by and between:

| Grantors | + | Grantee |
|---|---|---|
| JAMES F. KNAUSS, II and MARCI E. KNAUSS | + | THE WAHOO SANCTUARY, LLC |
| 6249 Ben Parks Rd. Murrayville, GA 30564 | + | 6249 Ben Parks Rd. Murrayville, GA 30564 |
| | + | |
| | + | |
| | + | |

WITNESSETH:

WITNESSETH: That Grantors for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in the following described real property, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall Co GA and being shown and delineated as Tract 1 on plat prepared for Steve P. McKibbin by Cleveland Land Surveying, Ga. Reg. Surveyors dated October 18, 2016 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 874 page 483. Said plat and the record thereof are herein incorporated for a full and complete legal description.


THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, if any, and all and singular the rights, members and appurtenances thereto belonging or in any manner appertaining unto the parties of the second part, their heirs and assigns, forever in Fee Simple.

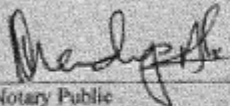
THIS DEED WAS PREPARED WITHOUT A TITLE EXAMINATION

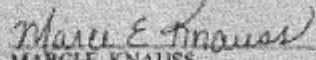
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


Witness


JAMES F. KNAUSS, II (SEAL)


Notary Public
My commission expires: 08-27-2023


MARCIE KNAUSS (SEAL)

[Notary Seal]





Prepared by, record and return to:
Mozley, Finlayson & Loggins LLP
1050 Crown Pointe Parkway, Suite 1500
Atlanta, GA 30338
(404)256-0700
File No.: 23-012099ATL

eFiled and eRecorded
DATE: 10/13/2023
TIME: 2:20 PM
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PARTICIPANT ID: 9273387672
PARTICIPANT ID: 7067927936
PT61: 069-2023-007178
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

Tax ID No.: 11065 000023and 11065 000012

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, 12th day of October, 2023, by and between **David Jernigan**, as party or parties of the first part, hereinafter called Grantor, and **David Jernigan and Keeley K. Dodd**, as joint tenants with rights of survivorship and not as tenants in common, 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 **TEN DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

All that tract or parcel of land lying and being situated in Land Lots 56 and 65 of the 11th District, Hall County, consisting of approximately 52.95 acres, and being designated as Tract 2 on a certain plat of survey entitled Recombination Survey for Steve P. McKibbon, by Robert S. Cleveland, GA RLS No. 2894, dated 10/18/2016, recorded in Plat Book 874, Page 483, Hall County, Georgia records.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

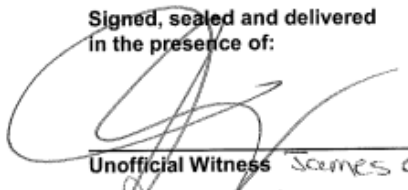
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them **IN FEE SIMPLE** together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor forever.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

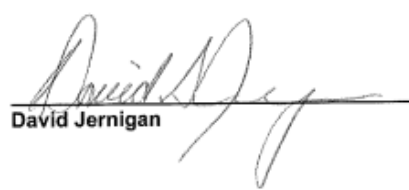
AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein.

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

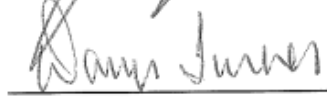
Signed, sealed and delivered
in the presence of:



Unofficial Witness James Coyle

GRANTOR:
 (SEAL)

David Jernigan



Notary Public

