

eFiled and eRecorded
DATE: 02/28/2026
TIME: 9:38 PM
DEED BOOK: 9809
PAGE: 442 - 443
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 069-2026-001346
RECORDED BY: MB
CLERK: Mark Pettitt
Hall County, GA

Prepared By and Return to:

The JMeyers Group LLC
Suite 339
1755 The Exchange S.E.
Atlanta, Georgia 30339-7434
Telephone: (404) 597-1275
Email: john@jmeyersgroup.com

*Cross Reference Tax Deed at Deed
Book 9566, Page 514, and Warranty
Deed at Deed Book 9102, Page 1.
Hall County, Georgia Records*

QUITCLAIM DEED

Map and Parcel Number: 08077004093

State of Georgia)
) ss.
County of Hall)

THIS INDENTURE made this 27th day of February 2026, between **MJJW LLC**, of 958 McEver Rd, Ste D-1, Gainesville GA 30504 (hereinafter referred to as "Grantor"), and **Corporate Dissolution Services, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee"), Grantor, for and in consideration of the sum of Twenty Thousand Eight Hundred Forty-Nine 5/100 Dollars (\$20,849.05) 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 do hereby remise, convey and forever quitclaim unto the Grantees all their interest, in the following described real estate:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77, 8TH DISTRICT, HALL COUNTY, GEORGIA, BEING DESCRIBED IN ACCORDANCE WITH SURVEY FOR COMPLETE HOME CONSTRUCTION BY FARLEY-COLLINS-WHIDDEN, BEARING THE SEAL OF WILLIAM H. COLLINGS, G.R.L.S. #1435, DATED JUNE 12, 2007 (REFERENCE TO WHICH SURVEY IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION).

SAID PROPERTY IS LOCATED AT 5578 STONE TRACE, GAINESVILLE, GEORGIA, AND IS THE SAME PROPERTY THAT IS MORE SPECIFICALLY DESCRIBED IN A DEED OF RECORD IN DEED BOOK 9102, PAGE 1, HALL COUNTY, GEORGIA PUBLIC RECORDS

TO HAVE AND TO HOLD the said described premises to Grantees, 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 or title to said premises or appurtenances, or any rights thereof, in FEE SIMPLE.

Signed Under Seal. In witness whereof, this Deed has been signed by the undersigned, who acknowledges a completed copy hereof. This Deed is given under seal as contemplated by O.C.G.A. section 9-3-23 and it is intended that this Deed is and shall constitute and have the effect of a sealed instrument according to law.

IN WITNESS WHEREOF, and IN PRESENCE OF, Grantor have signed and sealed this deed, the 27th day of February , 2026.

In the GEORGIA

COUNTY OF HALL

Grantor

Joe Piper (SEAL)
Joe Piper, Managing Member
MJJW LLC.

Unofficial Witness

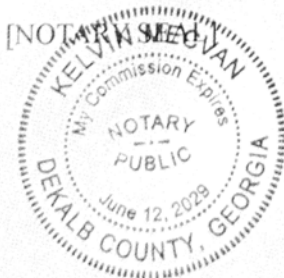
Lynne R Hood
Unofficial Witness

Signed, sealed and delivered this 27 day of February 2026 in the presence of,

[Signature]
Signature Notary

KELVIN MECVAN
Name of Notary Typed, Stamped, or Printed

Notary Public, State of Georgia



[Signature]
2-28-26