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Hall County, GA

PARCEL #15031 000027
STATE OF GEORGIA,
COUNTY OF HALL

Prepared by and Return to:
McCormack Law Firm, P.C.
1730 Thompson Bridge Rd.
Gainesville, GA 30501

QUIT CLAIM DEED

THIS INDENTURE made this **22nd day of August 2024** by and between **JACKIE ALLEN,** of the first part, hereinafter referred to as "Grantor", and **JD ALLEN PROPERTIES, LLC,** party of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine, and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, convey, and forever quitclaim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee:

All that tract or parcel of land as more particularly described on the attached Exhibit "A", which is incorporated herein by reference and made a part hereof.

Property address: 1646 Candler Road, Gainesville, GA 30507 (41.98 acres)

This being the same property described in a Quit Claim Deed dated July 6, 2022, from Benny Sims to Jackie Allen and recorded on July 6, 2022, in Deed Book 9158, Pages 121-123 in Hall County, Georgia Deed Records.

The purpose of this Quit Claim Deed is to place the title to said property into Grantee.

NO TITLE WORK PERFORMED

TO HAVE AND TO HOLD said tract or parcel of land in order that neither Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

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

WITNESS R. THAD MCCORMACK

By:
JACKIE ALLEN

NOTARY PUBLIC
GARRETTA MCGARY



Exhibit "A"

All that tract or parcel of land lying and being in Candler District, GMD 1385, Hall Co GA and being shown and delineated as **Tract 2 consisting of 40.64 acres** and **Tract 3 consisting of 1.34** on plat prepared for Broadway Holdings, LLC by London Land Surveying dated July 9, 2019, and being recorded in Plat Book 877 page 258. Said plat and the record thereof are herein incorporated as Exhibit "B" for a full and complete legal description.

Subject to all zoning ordinances, easements and restrictions of record affecting said property.

Property Address:
1646 Candler Road, Gainesville, GA 30507 (41.98 acres)
PARCEL # 15031 000027

Legal Description:

All that tract or parcel of land lying and being in the G.M.D. 1385 of Hall County, Georgia as shown on a survey and plat prepared by London Land Surveying, LLC. For Broadway Holdings, LLC dated October 18, 2018 and last revised on July 9, 2019 as recorded in Plat Book 877, page 258, Hall County Records and being more particularly described as follows:

Commencing at the Centerline Intersection (C/L) of Calvary Church Road & Calvary Industrial Drive, THENCE North 66 degrees 25 minutes 45 seconds East for a distance of 607.61 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence North 56 degrees 01 minutes 41 seconds East for a distance of 142.89 feet to a point;

Thence North 62 degrees 08 minutes 02 seconds West for a distance of 524.42 feet to a point on the Northerly right-of-way of Calvary Church Road having a 100 foot right-of-way (R/W);

Thence along said R/W as follows:

Thence North 02 degrees 40 minutes 08 seconds West for a distance of 6.28 feet to a point;

Thence North 05 degrees 58 minutes 07 seconds West for a distance of 55.85 feet to a point;

Thence North 09 degrees 58 minutes 55 seconds West for a distance of 61.03 feet to a point;

Thence leaving said R/W as follows;

Thence South 62 degrees 08 minutes 02 seconds East for a distance of 649.69 feet to a point;

Thence North 56 degrees 01 minutes 41 seconds East for a distance of 463.10 feet to a point;

Thence North 45 degrees 49 minutes 04 seconds East for a distance of 628.33 feet to a point;

Thence North 16 degrees 37 minutes 42 seconds East for a distance of 398.46 feet to a point;

Thence North 51 degrees 07 minutes 05 seconds East for a distance of 90.51 feet to a point;

Thence South 37 degrees 51 minutes 13 seconds East for a distance of 170.75 feet to a point;

Thence South 09 degrees 06 minutes 52 seconds West for a distance of 270.60 feet to a point;

Thence South 29 degrees 45 minutes 08 seconds East for a distance of 186.12 feet to a point;

Thence South 22 degrees 40 minutes 42 seconds East for a distance of 187.59 feet to a point;

Thence South 14 degrees 43 minutes 37 seconds East for a distance of 203.33 feet to a point;

Thence South 18 degrees 40 minutes 40 seconds East for a distance of 199.17 feet to a point;

Thence South 04 degrees 15 minutes 55 seconds East for a distance of 184.01 feet to a point;

Thence South 27 degrees 41 minutes 39 seconds East for a distance of 247.10 feet to a point;

Thence South 24 degrees 58 minutes 53 seconds East for a distance of 250.62 feet to a point;

Thence South 84 degrees 53 minutes 44 seconds East for a distance of 696.80 feet to a point;

Thence North 23 degrees 30 minutes 36 seconds West for a distance of 50.74 feet to a point;

Thence North 23 degrees 19 minutes 20 seconds West for a distance of 16.05 feet to a point;

Thence South 87 degrees 23 minutes 23 seconds East for a distance of 300.15 feet to a point on the Westerly R/W of State Route No. 60 a.k.a. Candler Road having a 60 foot R/W;

Thence along said R/W with a curve to the left having a radius of 1602.61 feet and an arc length of 215.69 feet subtended by a chord bearing of South 18 degrees 39 minutes 31 seconds East for a distance of 215.52;

Thence leaving said R/W as follows:

Thence North 85 degrees 59 minutes 46 seconds West for a distance of 1195.41 feet to a point;

Thence South 48 degrees 34 minutes 12 seconds West for a distance of 284.84 feet to a point;

Thence North 61 degrees 01 minutes 17 seconds West for a distance of 1644.18 feet to a point;

and said point being the POINT OF BEGINNING.

Said property contains 40.64 Acres more or less.

Together with and subject to covenants, easements, and

restrictions of record.