

QUIT CLAIM DEED

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. ASV-137017

Send Tax Notices to:
MARY MCLEROY AND THOMAS MILLER
412 WINFORD SMITH ROAD
ATHENS, GA 30607

Deed Doc: QCD
Recorded 08/04/2023 04:16PM
Camie W. Thomas
Clerk Superior Court, JACKSON County,
Ga.
Bk 0107P Pg 0304-0305
Georgia Transfer Tax Paid : \$0.00
Penalty: \$0.00
Interest: \$0.00
0782023003245
Participants: 1350530246,7067927936

STATE OF Georgia
COUNTY OF Jackson

QUITCLAIM DEED

THIS INDENTURE made the 31 day of July, 2023, between MARY MCLEROY, WHO ACQUIRED TITLE AS MARY ELLEN MCLEROY FINCHER, whose principal address is 412 WINFORD SMITH ROAD, ATHENS, GA 30607, as party or parties of the first part, hereinafter called Grantor, and MARY MCLEROY AND THOMAS MILLER, as joint tenants with rights of survivorship, whose principal address is 412 WINFORD SMITH ROAD, ATHENS, GA 30607, 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, release and forever QUITCLAIM unto said Grantee, their heirs and assigns, all the right, title, interest, claim, or demand the said Grantor has or may have had in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 242 G.M.D., JACKSON COUNTY, GEORGIA, BEING LOT 2 OF CROSS ROAD ESTATES CONSISTING OF 3.34 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR CROSS ROAD ESTATES, BY W. T. DUNAHOO AND ASSOCIATES, INC. GEORGIA REGISTERED LAND SURVEYOR NO. 1577, DATED AUGUST 22, 1986, AS RECORDED IN PLAT BOOK 22, PAGE 200, JACKSON COUNTY, GEORGIA PUBLIC RECORDS WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE HERETO.

Map/Parcel ID Number: 028 019D

For information purposes only: 412 WINFORD SMITH ROAD, ATHENS, GA 30607

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the said described premises to grantee, their heirs, and assigns, so that neither Grantor, nor its successors or any person or persons claiming under grantor hereafter, by any way or means, have claim or demand any right, title, or interest in or to the aforesaid premises or appurtenances, or any parts thereof.