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Bk 01355 Pg 0184-0185
Deed Doc: QCD
Georgia Transfer Tax Paid : \$0.00
0422019001214
Penalty: \$0.00 Interest: \$0.00
Participants: 0564633850
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

Return to:
John R. Grimes, Esq.
Lefkoff, Duncan, Grimes, McSwain & Hass, P.C.
3520 Piedmont Road, Suite 200
Atlanta, GA 30305

QUITCLAIM DEED

THIS DEED, made this 9th day of July 2019 between **THE VILLAGE-BC, LLC** ("Grantor") and **THE VILLAGE-BC, LLC, as to an undivided 90% interest, and TOM LITTLETON and LIZ LITTLETON, collectively as to an undivided tenant in common 10% interest** ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of ONE HUNDRED and NO/100 DOLLAR (\$100.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quitclaim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

Bk 01355 Pg 00185

All that tract or parcel of land lying and being in Land Lot 278 of the 5th District, 2nd Section, Dawson County, Georgia, being Lot No. 5198 of the Sanderlin Mountain Neighborhood of Big Canoe Subdivision, as per plat (the "Plat") recorded in Plat Book 5/G Page 79/27 Dawson County, Georgia Records, which plat is incorporated herein by reference.

Subject to the Covenants and Restrictions recorded at Deed Book recorded 5-29-84, and Deed Book 72, page 760, aforesaid Records (The "Property")

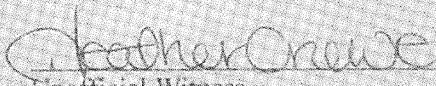
TOGETHER with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging

The right of future conveyances by Grantees **TOM LITTLETON and LIZ LITTLETON** as to their respective interest in the property conveyed herein and obligations to Grantee **THE VILLAGE-BC, LLC** are subject to the restrictions set forth in that certain Lot Purchase Agreement of even date herewith between said parties.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered in
the presence of the undersigned:


Unofficial Witness

 (SEAL)
CURTIS BURKETT, MEMBER


Notary Public
My Commission Expires 11-3-2021
