

E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
02/29/2024 02:27 PM
Deed Book: 00191
Page: 1013-1014
Participant IDs:
3762125793
\$25.00 Base Filing Fee
\$501.30 PT-61 Tax
PT61:109-2024-000112

STATE OF GEORGIA
COUNTY OF OGLETHORPE

THIS INSTRUMENT WAS PREPARED BY AND
SHOULD BE RETURNED TO:
RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: 24-02006Price

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 28th day of February, 2024, by and between HNG ASSETS, LLC, Grantor, and Tandy Thomas Price, Grantee.

WITNESSETH

That the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, 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 hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

All that tract or parcel of land, with all improvements thereon, situate, lying and being in the 233rd District, G.M., Oglethorpe County, Georgia, containing 122.253 acres, more or less, as shown on a survey entitled "Survey for: Theodore J. Brannon, Jr.", Prepared by Gregory J. Evans, GA RLS, dated February 7, 2007, and recorded in Plat Book A349, Page 10, in the Office of the Clerk of Superior Court, Oglethorpe County, Georgia, reference being made thereto for a more particular description thereof.

For Information Only:

Prior Deed Reference: Deed Book 157, Page 307, said records.
Tax Map / Parcel I.D. No. 131 027A

TO HAVE AND TO HOLD the said described property, with all and singular the rights, Members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, her heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantor.

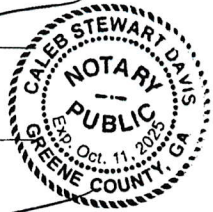
[SIGNATURES ON FOLLOWING PAGE]

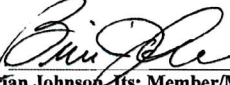
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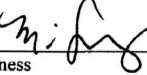
IN WITNESS WHEREOF, the duly authorized Member and/or Manager of Grantor has hereunto set their hands, affixed the company seal and delivered these presents on the day and year first written above.

Signed, sealed and delivered
in the presence of:

HNG ASSETS, LLC
a Georgia Limited Liability Company

Witness 
Notary Public 


By:  (Seal)
Brian Johnson, Its: Member/Manager

Witness 
Notary Public 


By:  (Seal)
Hollan S. Johnson, Its: Member