

Type: STATE LAND RECORDS
Recorded: 1/25/2021 1:32:00 PM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 6441445688,
7067927936

BK 9891 PG 63 - 64

Prepared By: Lionel J. Postic, Esq. – Georgia Bar No.: 585603
145 Towne Lake Parkway, Suite 305, Woodstock, GA 30188

Return to: Better Settlement Services, LLC, 175 Greenwich St., FL. 59, New York, NY 10007

Reference Number: BSS-GA-RF-677090

Mail Tax Statements to:

Andre W. Lozano and Stephanie M. Lozano, 5935 Waterford Place, Suwanee, GA 30024

PARCEL ID: 181 130

QUITCLAIM DEED

BSS-GA-RF-677090

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the 14th day of December, 2020, between ANDRE W. LOZANO, a married man, of the County of Forsyth, and State of Georgia, as party of the first part, hereinafter called "Grantor", and ANDRE W. LOZANO and STEPHANIE M. LOZANO, husband and wife, of the County of Forsyth, and State of Georgia, as party 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 Ten and 00/100 Dollars (\$10.00), 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, convey and forever QUITCLAIM unto the said Grantee, as joint tenants with right of survivorship, the following property, to-wit:

All that tract or parcel of land lying and being in land Lot 1147 of the 2nd district, 1st section, Forsyth County, Georgia. Being known as Lot 527, Olde Atlanta Club, Unit V. As per plat recorded in plat Book 38. Pages 31-32, Forsyth county records, which plat is incorporated herein by reference and made a part of this description.

BEING the same which Maria R. Matarranz by Deed dated July 26, 2019 and recorded July 29, 2019 in the Office of the Clerk of the Superior Court for the County of Gwinnett, State of Georgia in Book at 8972 Page 207 conveyed unto Andre W. Lozano.

Parcel No.: 181 130

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.


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



ANDRE W. LOZANO

Signed, sealed and delivered on the 14th day of December, 2020.
In the presence of:


(Witness)



Notary Public
My Commission expires 08/04/2023

