

Tax 10-163-437

Type: STATE LAND RECORDS
Recorded: 6/15/2021 12:47:00 PM
Fee Amt: \$25.00 Page 1 of 1
Transfer Tax: \$0.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

After Recording Return to:
THE LAW OFFICE OF JOHN P. CHEELEY, P.C.
THE PIEDMONT BANK BUILDING
5100 PEACHTREE PARKWAY, SUITE 200
PEACHTREE CORNERS, GEORGIA 30092

Participant ID: 8479279692

BK 10199 PG 427

QUITCLAIM DEED

STATE OF GEORGIA, COUNTY OF FORSYTH
THIS INDENTURE, made as of the 20th day of May, 2021, between

MICHAEL GUNTHER AND LORI GUNTHER

as party or parties of the first part, hereinafter called Grantors, and

LORI GUNTHER

as party or parties of the second part, hereinafter called Grantee (the words "Grantors" 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 NO/100 DOLLARS (\$10.00) and other good and valuable considering in hand paid 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 grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 463 of the 1st District 1st Section, Forsyth County, Georgia, being Lot 29, Settles Walk Subdivision, Phase 2, as shown on plat recorded in Plat Book 146, Pages 73-82 Forsyth County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said bargained premises, together 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 party of the second part, his heirs and assigns forever in fee simple. And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed, and delivered
in the presence of:

JN

Witness

Cynthia L. Cremens
Notary Public

By: *[Signature]*
MICHAEL GUNTHER, Grantor

By: *[Signature]*
LORI GUNTHER, Grantor

