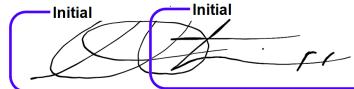


Return Recorded Document to:
Meredith Shearer & Associates, LLC
 6634 Hwy 53, Ste 110
 Braselton, GA 30517
 File No. 23-G-384
 Map Parcel # 062A 148

Initial Initial


Rita Harkins

REAL ESTATE
 TRANSFER TAX
 PAID: \$0.00

**JOINT TENANCY WITH SURVIVORSHIP
 W A R R A N T Y D E E D PT-61093-2023-002191**

**State of Georgia
 County of Jackson**

This Indenture made this 8th day of November, 2023, between **TIMOTHY HAZLETT**, as party or parties of the first part, hereinafter called Grantor, and **TIMOTHY HAZLETT and AMANDA HAZLETT**, as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lots 945 and 946 of the 12th District, 1st Section, Lumpkin County, Georgia, being Lot 22, Crown Mountain Swim & Tennis Club, Phase One, as per plat recorded in Plat Cabinet One, Slide 85, Pages 86-91, Lumpkin County, Georgia Records, said plat is hereby incorporated by reference. This conveyance is made subject to restrictive covenants as recorded in Deed Book H-31, Page 44, Lumpkin County, Georgia Records.

Subject to that Security Deed from Timothy Hazlett to United Wholesale Mortgage, LLC, in the original principal amount of \$560,000.00, dated November 8, 2023, recorded simultaneously.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

2/2

In witness whereof the Grantor has hereunto set grantor's hand and set this day
any year first above written.

BK:1610 PG:116

Signed, sealed and delivered in presence of:

Sylvia D. Ervin

Witness

B. S.D.

Notary Public

T. H. H. (Seal)

Timothy Hazlett

