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DATE: 8/5/2024
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PARTICIPANT ID: 8274269752,7067927936
CLERK: Jennifer Jordan
Pickens County, GA
PT61: 1122024001557

**NO TITLE EXAM PERFORMED
NO TITLE CERTIFICATE GIVEN
DEED PREPARATION ONLY**

STATE OF GEORGIA
COUNTY OF Franklin

WARRANTY DEED

THIS INDENTURE made this 19 day of June 2024, between

Craig Anthony Chiovatero
as party or parties of the first part, hereinafter called Grantor, and

**Craig Anthony Chiovatero and Antoinette Michaelleen Chiovatero,
as Joint Tenants with Right of Survivorship**

as party or parties 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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 282 of the 5th District, 2nd Section of Pickens County, Georgia, being Lot 2427, Mole Mountain Section of Bent Tree Subdivision, as per plat recorded in Plat Book UU, Pages 39, Pickens County, Georgia Records, which plat by reference is incorporated herein into and made a part of this description.

This conveyance is made subject to any and all security deeds from Grantor.

PROPERTY ADDRESS IS: 676 Alpine Dr., Jasper, GA 30143

Subject to all easements, rights of way, and restrictive covenants of record.

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.

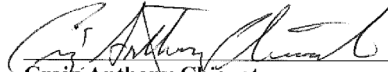
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

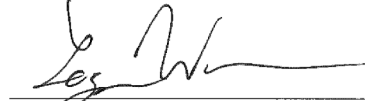
Signed, sealed and delivered in the presence of:



Witness



Craig Anthony Chiovatero



Notary Public
My commission expires
[Attach Notary Seal]

