

Return To:  
GANEK PC  
Renee Dillon  
4170 Ashford-Dunwoody Road, Suite 525  
Brookhaven, GA 30319  
Phone: (770) 391-0073 Fax: (770) 395-9610  
AD220303

Tax Parcel ID: 17 0236 LL1058

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF DEKALB

THIS INDENTURE, made June 9, 2022 between

**Daniel W. Knotts and Daniel L. Knotts**

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

**Daniel W. Knotts**

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 AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION - (\$10.00) DOLLARS 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, remise, release and quitclaim unto the said Grantee,

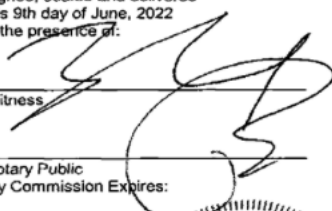
All that tract or parcel of land lying and being in Land Lot 236 of the 17th District of Fulton County, Georgia, being Unit 508 of The River West Condominium, as such was formed and constituted by declaration of condominium for the River West Condominium, filed for record February 28, 2001 at 8:56A.M. recorded in Deed Book 30018, Page 255, et seq., records of Fulton County, Georgia, and plans for The River West Condominium recorded in Floor Plan Book 11, Page 21 through and including 109, aforesaid records; and plat recorded in Condominium Plat Book 14, Page 18 through and including 20, aforesaid records, which plans and plat are incorporated herein by reference thereto.

- 1. This conveyance is made subject to those certain Deed(s) to Secure Debt between Grantor of even date herewith regardless of the order of recording of same. By acceptance of this deed, Grantees subordinate this conveyance to the priority of those security instruments.

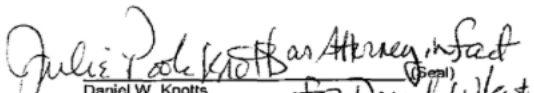
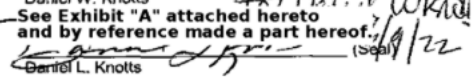
TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Signed, sealed and delivered  
this 9th day of June, 2022  
in the presence of:

Witness   
Notary Public  
My Commission Expires:

GRANTOR(S)

  
Daniel W. Knotts  
  
Daniel L. Knotts  
See Exhibit "A" attached hereto and by reference made a part hereof.  
7/14/22

(Notary Seal)



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# EXHIBIT "A"

Tax Parcel ID: **17 0236 LL1058**

STATE OF Georgia  
COUNTY OF DeKalb

## POWER OF ATTORNEY

THIS INSTRUMENT IS EXEMPT FROM ALL PROVISIONS OF THE GEORGIA UNIFORM POWER OF ATTORNEY ACT (OCGA 10-6B-3(A)(5)).

KNOW BY ALL MEN THESE PRESENTS THAT I, DANIEL W. KNOTTS, have made, constituted, and appointed, and by these presents do make, constitute and appoint Julie Poole Knotts, my true and lawful attorney to act in, manage, and execute all documents in reference to real property located in Land Lot 236, of the 17th District, Fulton County, Georgia.

While acting in my name, he is authorized to sign all sales contracts, property and loan closing documents, including, but not limited to promissory notes, warranty and security deeds, all other loan documents and to make affidavits and to endorse all checks and documents associated with same in reference to a closing of a purchase/sale of a property known as **4252 River Green Drive NW, Unit 508, Atlanta, GA 30327** (property address), and more particularly described in Exhibit "A" attached hereto and made a part hereof by reference.

Said Attorney-in-Fact is authorized to hold on my behalf any funds for the purpose of subsequent distribution and to transact, endorse, receive and deliver signed, sealed and executed, any other documents necessary to complete said purchase and loan transaction on my behalf.

GIVING AND GRANTING UNTO MY SAID ATTORNEY FULL POWER AND AUTHORITY to do and perform all and every act, deed, matter or thing whatsoever, on my behalf relating solely to the real estate transaction set out herein, including any loan transaction, as though his acts were my own, so long as said acts are lawful and are caused to be done on my behalf. AND I hereby declare that any act or thing lawfully done hereunder by my attorney-in-fact in reference to the real estate transaction set out herein shall be binding on us, our heirs, legal and personal representatives and assigns, whether the same shall have been done before or after our death or other revocation of this instrument.

This Power of Attorney shall remain effective until the same is revoked by written instrument recorded in the office of the Clerk of the Superior Court of Fulton County, Georgia.

I hereby declare that any act or thing lawfully done hereunder by my said attorney in fact shall be binding on me, my heirs, representatives and assigns, and I hereby ratify and confirm everything my attorney in fact shall do by virtue of this Power of Attorney.

[SIGNATURE PAGE TO POWER OF ATTORNEY]

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13 day of May, 2022.

Signed, sealed and delivered in the presence of:

James Jerome  
Unofficial Witness

Daniel Knotts  
Daniel Knotts

\_\_\_\_\_  
Notary Public

(Notary Seal)

