

RETURN TO:
Hodge & Temple, PC
549-4 Amsterdam Ave
Atlanta, GA 30306

Tax Parcel ID: 18 154 04 020

QUITCLAIM DEED

This Indenture made this 11 day of August, 2021 between

Paul J Docka

of the County of Dekalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Elizabeth G Docka

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 the said GRANTOR, for and in consideration of the sum of Ten and No/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said GRANTEE the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 10, OF THE SUBDIVISION OF THE BROWNLEE AND LIVELY PROPERTY, ACCORDING TO PLAT OF GORDON NALLEY, ENGINEER, DATED OCTOBER, 1935, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF SHERIDAN ROAD 925 FEET WESTERLY AND SOUTHWESTERLY FROM A POINT WHERE THE SOUTH SIDE OF SHERIDAN ROAD INTERSECTS THE CENTER OF SHERIDAN CIRCLE, SAME BEING ALSO THE EAST LINE OF SAID LAND LOT (SAID DISTANCE BEING MEASURED ALONG THE SOUTHERLY SIDE OF SHERIDAN ROAD); EXTENDING THENCE SOUTHWESTERLY 100 FEET ALONG THE SOUTHEAST SIDE OF SHERIDAN ROAD TO LOT 9, SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE NORTHEAST SIDE OF SAID LOT 9 A DISTANCE OF 360 FEET TO A LOT 29 OF SAID SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWEST SIDE OF SAID LOT 29 A DISTANCE OF 62 FEET TO LOT 11, SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE SOUTHEAST SIDE OF SAID LOT 11 A DISTANCE OF 362.6 FEET TO THE POINT OF BEGINNING, BEING IMPROVED PROPERTY KNOWN AS NUMBER 1403 SHERIDAN ROAD, N.E., ACCORDING TO THE PRESENT NUMBERING OF HOUSES IN THE GREATER ATLANTA AREA.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 154 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, SUBDIVISION OF THE BROWNLEE AND LIVELYS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A 1 INCH IRON PIPE FOUND ALONG THE RIGHT-OF-WAY OF SHERIDAN ROAD (40 FOOT RIGHT-OF-WAY) A DISTANCE OF 835 FEET MORE OR LESS FROM THE RIGHT-OF-WAY OF SHERIDAN CIRCLE; THENCE CONTINUING ALONG THE RIGHT-OF-WAY OF SHERIDAN ROAD SOUTH 69 DEGREES 16 MINUTES 37 SECONDS WEST 89.99 FEET TO AN IRON PIPE SET; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY OF SHERIDAN ROAD AND RUNNING SOUTH 24 DEGREES 30 MINUTES 45 SECONDS EAST 363.67 FEET TO A 1 INCH IRON PIPE FOUND; THENCE CONTINUING SOUTH 18 DEGREES 33 MINUTES 43 SECONDS EAST 2.53 FEET TO AN IRON PIPE SET; THENCE RUNNING SOUTH 71 DEGREES 02 MINUTES 38 SECONDS WEST 10.08 FEET TO A POINT; THENCE RUNNING NORTH 22 DEGREES 55 MINUTES 52 SECONDS WEST 362.6 FEET TO AN IRON PIPE SET, SAID POINT BEING THE TRUE POINT OF BEGINNING, ALL AS SHOWN ON A SURVEY PREPARED FOR C AND D REAL ESTATE INVESTMENT LLC BY JAMES T. NESBITT, RLS 2572, OF NESBITT LAND SURVEYING INC., DATED MARCH 13, 2003, AND REVISED ON MAY 23, 2003 AND SEPTEMBER 2, 2003.

Parcel ID Number: 18 154 04 020. Subject to any Easements or Restrictions of Record.

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

This Deed is pursuant to the Settlement Agreement in Civil Action File number 21FM6285 Filed August 6, 2021 in the Superior Court of DeKalb County Georgia.

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 any wise 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 Grantor and all others claiming by, through or under Grantor.

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:

Unofficial Witness

Notary Public (SEAL)


Paul J Docka

