

2017100849 DEED BOOK 26339 Pg 276  
Filed and Recorded:  
6/26/2017 4:34:54 PM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia  
Real Estate Transfer Tax \$0.00

UPON RECORDING RETURN TO:  
INGWERSEN & TAYLOR, LLP  
6 CONCOURSE PARKWAY  
SUITE 600  
ATLANTA, GEORGIA 30328-5351  
ATTN: ROBERT H. HARRIS II

SEND TAX NOTICE TO GRANTEE AT: P.O. Box 207, Tucker, GA 30085

DEED DRAFTED ONLY—TITLE NOT SEARCHED

Tax ID #: 15 215 12 023

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF DEKALB

This indenture is effective as of the 15<sup>th</sup> day of June, 2017, between **Roger B. Armstrong and Lee Armstrong, as Joint Tenants with Right of Survivorship**, as party or parties of the first part, hereinafter collectively called "Grantor", and **176 Park Drive, LLC**, a Georgia limited liability company, 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 other good and valuable considerations and the sum of Ten and 00/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does remise, convey and forever QUITCLAIM unto the said Grantee, all of Grantor's interest in the real property located in DeKalb County, Georgia, to-wit:.


All that tract or parcel of land lying and being in Land Lot 215, 15th District, DeKalb County, Georgia, being Lot 17, Provisional C.C. Von Grep Subdivision, as being more particularly described as follows:

Beginning at an iron pin on the northerly side of Park Drive one thousand eighty three(1083) feet easterly from Candler Road, said point of beginning and also being at the line dividing Lots 16 and 17, said subdivision, run thence easterly along the northerly side of Park Drive sixty six(66) feet to an "X" in the concrete and Lot 18, said subdivision; run thence northerly along the westerly line of said Lot 18 at an interior angle of 90 degrees 03 minutes with the preceding course one hundred fifty(150) feet to an iron pin; run thence westerly sixty six(66) feet to an iron pin and said Lot 18; run thence southerly along the easterly line of said Lot 18 one hundred fifty(150) feet to the northerly side of Park Drive and the point of beginning, being improved property having a house thereon and being more particularly shown on survey prepared by Charles A. Corley and Associates, dated November 18, 1976.

Property Address: 176 Park Drive, Decatur, GA 30030

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05/26/22  
5:36 PM EDT  
dotloop verified

  
05/26/22  
3:48 PM EDT  
dotloop verified