

Type: GEORGIA LAND RECORDS  
Recorded: 10/28/2021 4:06:00 PM  
Fee Amt: \$25.00 Page 1 of 4  
Transfer Tax: \$0.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Superior Court Clerk

Participant ID: 7491002503

**BK 9421 PG 123 - 126**

Return To:  
Robert R. Lawson  
Daniel, Lawson, Tuggle & Jerles, LLP  
912 Main Street  
P.O. Box 89  
Perry, Georgia 31069  
DLTJ File No.: 21-28632-R

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**QUIT CLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF HOUSTON**

**THIS INDENTURE**, made this 28<sup>th</sup> day of October, in the Year of our Lord Two Thousand Twenty-One, between

**JTS REALTY INVESTMENTS, INC.**

as party of the first part, and

**JTLC REALTY INVESTMENTS, LLC**

as party of the second part,

**WITNESSETH:** That said party of the first part, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever **QUIT-CLAIM** to the said party of the second part, its heirs and assigns, all that tract or parcel of land, lying and being in Houston County and more particularly described as follows:

**TRACT I**

**Tax Parcel No. 00077D 310000**

**All that tract or parcel of land situate, lying and being in Land Lot 164 of the Tenth Land District of Houston County, Georgia, comprising 3.7 acres, more or less, being bounded on the north by property now or formerly of MidSouth Federal Credit Union; on the east by lands now or formerly of Strandburg Properties, LLC, Houston Investment Solutions, LLC, and Donald E. Free, Sr.; on the south by lands now or formerly of Dhandraj, Inc. and Pediatric Associates South; and on the west by the easterly right of way of West Wrasling Way.**

## TRACT II

**Tax Parcel No. 0W77C0 01C000**

All that tract or parcel of land situate, lying and being in Land Lot 164 of the Tenth Land District of Houston County, Georgia, known and designated as Tract 1C, according to that certain Subdivision Plat for Mayberry, Phase I, dated August 9, 2004, prepared by McDougald & Associates, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, a copy of which is recorded in Map Book 63, Pages 142-143, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are by this reference thereto incorporated herein and made a part hereof for all purposes.

## TRACT III

**Tax Parcel No. 0W77A0 135000**

All that tract or parcel of land situate, lying and being in Land Lot 164 of the Tenth Land District of Houston County, Georgia, known and designated as Lot 135 of the Subdivision known as Abingdon Green, Phase III, according to that certain Subdivision Plat, dated June 25, 2003, prepared by McDougald & Associates, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, a copy of which is recorded in Map Book 60, Page 168, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are by this reference thereto incorporated herein and made a part hereof for all purposes.

## TRACT IV

**Tax Parcel No. 0W1020 020000**

All that tract or parcel of land situate, lying and being in Land Lot 164 of the Tenth Land District of Houston County, Georgia, comprising 11.4 acres, more or less, being all of Tax Parcel No. W102-20 and that portion of Tax Parcel No. W102-13 lying north of Howland Avenue, and being more particularly described as follows: COMMENCING at a point located along the easterly right-of-way of Latham Drive (60' R/W) at the northwest corner of Lot 39 as shown on that certain Boundary Survey for LeClay, Inc., dated September 17, 2004, prepared by McDougald & Associates, LLC, certified by James R. McDougald, Georgia Registered Land Surveyor No. 2702, a copy of which is recorded in Map Book 63, Page 135, Clerk's Office, Houston Superior Court, said plat and the recorded copy thereof being by this reference thereto incorporated herein and made a part hereof, and which point is the POINT OF BEGINNING of the tract or parcel of land herein described; thence extend North 00 degrees 33 minutes 01 seconds West along said easterly right-of-way of Latham Drive for a distance of 179.07 feet to a point; thence continue along said easterly right-of-way of Latham Drive along the arc of a curve having a radius of 240.63 feet, subtended by a chord bearing North 19 degrees 16 minutes 28 seconds West a distance of 154.70 feet, for a distance of 157.50 feet to a point; thence extend North 38 degrees 01 minutes 28 seconds West for a distance of 42.74 feet to a point; thence continue along said easterly right-of-way of Latham Drive along the arc of a

curve having a radius of 148.84 feet, subtended by a chord bearing North 19 degrees 16 minutes 28 seconds West and a distance of 95.68 feet, for a distance of 97.41 feet to a point; thence extend North 00 degrees 48 minutes 05 seconds West for a distance of 60.48 feet to a point and corner; thence extend North 89 degrees 28 minutes 46 seconds East for a distance of 934.39 feet to a point and corner located along the westerly right-of-way of Raleigh Drive (60' R/W); thence extend South 00 degrees 30 minutes 07 seconds East along said westerly right-of-way of Raleigh Drive for a distance of 510.26 feet to a point and corner; thence extend South 89 degrees 26 minutes 00 seconds West for a distance of 384.35 feet to a point and corner; thence extend South 00 degrees 34 minutes 00 seconds East for a distance of 169.99 feet to a point and corner located on the northerly right-of-way of Howland Avenue (60' R/W); thence extend South 89 degrees 29 minutes 52 seconds West along said northerly right-of-way of Howland Avenue for a distance of 318.17 feet to a point and corner; thence extend North 00 degrees 31 minutes 28 seconds West for a distance of 170.04 feet to a point and corner; thence extend South 89 degrees 25 minutes 33 seconds West for a distance of 124.92 feet to a point located on the easterly right-of-way of Latham Drive and being the POINT OF BEGINNING of the tract or parcel herein described.

**LESS AND EXCEPT**

All that tract or parcel of land situate, lying and being in Land Lot 164 of the Tenth Land District of Houston County, Georgia, known and designated as TRACT "A.1", comprising 4.00 acres, according to a plat of survey entitled "Boundary Survey for JTS Realty Investments, Inc.," prepared by Story Clarke & Associates, certified by Michael L. Clarke, Georgia Registered Land Surveyor No. 2865, dated August 7, 2018, a copy of which is of record in Map Book 80, Page 125, and Map Book 80, Page 157, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

The scrivener of this deed has not abstracted title and no certification of same is hereby made.

**TO HAVE AND TO HOLD** the said described premises to the said party of the second part, so that neither the said party of the first part nor its successors or assigns, nor any other person or persons claiming under her shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid premises or appurtenances, or any rights thereof.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set its hand and seal, the day and year above written.

\*\*\*SIGNATURE ON THE FOLLOWING PAGE\*\*\*

JTS REALTY INVESTMENTS, INC.

By: Toni P. Smith (SEAL)  
TONI SMITH, PRESIDENT

Attest: W. Clay Smith (SEAL)  
W. CLAY SMITH, SECRETARY

Signed, sealed and delivered  
in the presence of:

Kelly Moir

Witness

Robert R. Lawson  
Notary Public



Daniel, Lawson, Tuggle & Jerles, LLP  
912 Main Street  
Post Office Box 89  
Perry, Georgia 31069  
(478) 987-2622