**DEED OF SATISFACTION**

**THIS DEED OF SATISFACTION** made this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, by and between:

**[Lender’s Full Legal Name]**, whose address is **[Lender’s Address]**, ("Lender"), and  
**[Borrower’s Full Legal Name]**, whose address is **[Borrower’s Address]**, ("Borrower").

**WITNESSETH**:

WHEREAS, on or about **[Date of Original Loan Agreement]**, the Borrower executed a **[Mortgage/Deed of Trust]** to secure the payment of a certain indebtedness in the amount of **$\_\_\_\_\_\_\_\_\_** with interest, which was recorded in the **Clerk’s Office** of **Clayton County, Georgia**, as **[Book/Document Number]** on **[Date Recorded]**, (the "Security Instrument"), covering the property located at **[Property Address]**, Clayton County, Georgia, more particularly described in the attached Exhibit "A" (the "Property");

WHEREAS, the Borrower has fully paid the indebtedness secured by the Security Instrument, and the Lender desires to acknowledge the satisfaction of the Security Instrument and to release the lien it created;

NOW, THEREFORE, for and in consideration of the full and final payment of the indebtedness secured by the Security Instrument, and for other good and valuable consideration, the undersigned Lender does hereby acknowledge and declare as follows:

1. **Satisfaction of Debt**: The Borrower has paid in full the indebtedness secured by the Security Instrument, and the same is now satisfied and discharged.
2. **Release of Lien**: The Security Instrument is hereby released, and the lien created by the Security Instrument is discharged.
3. **Acknowledgment of Full Payment**: The undersigned Lender acknowledges that all obligations of the Borrower under the terms of the Security Instrument have been fully performed and paid, and the Security Instrument is now satisfied in full.
4. **Recordation**: The Lender authorizes the filing or recording of this Deed of Satisfaction in the appropriate records of **Clayton County, Georgia**, in order to provide notice that the lien has been satisfied and the Security Instrument is no longer in effect.
5. **Effective Date**: This Deed of Satisfaction shall be effective as of the date of execution hereof.

**IN WITNESS WHEREOF**, the undersigned has executed this Deed of Satisfaction as of the day and year first above written.

**Lender**:

Signature of Lender  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Borrower**:

Signature of Borrower (optional)  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WITNESSES**:

Signature of Witness  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Witness  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NOTARY ACKNOWLEDGMENT (Required in most cases)**

State of **Georgia**  
County of **Clayton**

On this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, before me, the undersigned Notary Public, personally appeared **[Lender’s Name]**, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that (he/she) executed the same for the purposes therein contained.

WITNESS my hand and official seal.

Notary Public  
My Commission Expires: \_\_\_\_\_\_\_  
My Notary ID: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT "A"**

**Legal Description of the Property**  
[Provide the full legal description of the property, as it appears in the original deed or mortgage.]