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File No: Barfield

**BK:19265 PG:931-932**  
Filed and Recorded  
Jun-01-2023 09:03 AM  
DOC# 2023 - 012453  
Real Estate Transfer Tax  
Paid: \$ 0.00  
0752023003882  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 4561385274

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF HENRY

**THIS INDENTURE**, made the 19<sup>th</sup> day of May, 2023, between Christopher R. Barfield of the State of Georgia and County of Henry, party of the first part, and Christopher R. Barfield, Betty Lou Jones, and Joy Elizabeth Barfield, as joint tenants with right of survivorship and not as tenants in common, of the State of Georgia and County of Henry party of the second part,

**WITNESSETH** That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land more particularly described in Exhibit "A", commonly known as 135 Makayla Drive, McDonough, GA 30252-6190, with a parcel ID of 177A01010000.

**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 anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in **FEE SIMPLE**.

**AND THE SAID** party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:

 (Seal)  
Christopher R. Barfield

  
Unofficial Witness

  
Notary Public



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 181 of the 8<sup>th</sup> District, Henry County, Georgia, being Lot 10, Keys Ferry Crossing, as per plat of survey of said subdivision filed for record in Plat Book 30, Page 21, Henry County, Georgia Records. The description of said property as contained on said plat is incorporated herein and made a part hereof by reference for a more complete and accurate legal description.

Commonly known as 135 Makayla Drive, McDonough, GA 30252-6190

Parcel ID: 177A01010000

**BK:19265 PG:933-935**  
Filed and Recorded  
Jun-01-2023 08:59 AM  
DOC# 2023 - 012454  
Real Estate Transfer Tax  
Paid: \$ 0.00  
0752023003080  
SABRIYA HILL  
CLERK OF SUPERIOR COURT  
HENRY COUNTY, GA  
Participant ID: 1834804897

File No: 23NL03485  
Grantor's Loan No. 20576851

After Recording, Send to:  
Nations Lending Services Kansas  
9001 W. 67th St.  
Merriam, KS 66202

Prepared by: Jane Srivastava, Esq., Georgia Bar No. 525301, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

This instrument was prepared without review or examination of title to the herein described property, and no opinions or representations are being made by Jane Srivastava or Cordell Law LLC. Preparer's services limited to deed preparation only.

Parcel Number: 092I01036000

Exempt: Section 48-6-2(a)(2): Any deed of gift

#### **QUITCLAIM DEED**

**Lorraine Crutchfield** ("Grantor"), of **136 Escalade Drive, McDonough, GA 30253**, for and in consideration of \$1.00 (One Dollar and Zero Cents) ~~and other good and valuable consideration~~ in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Lorraine Crutchfield and Taniya Young**, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **136 Escalade Drive, McDonough, GA 30253**, with quitclaim covenants, the following described real estate:

**All that tract or parcel of land lying and being in Land Lot 131 of the 7th District, City of McDonough, Henry County, Georgia, being Lot 36, Kensington Park at Wesley Lakes, as per plat thereof recorded in Plat Book 56, Pages 90-102, as revised in Plat Book 56, pages 141-153, Henry County records, said plat being incorporated herein by reference thereto.**

**Being the same property conveyed to Lorraine Crutchfield by Limited Warranty Deed from D. R. Horton, Inc. a Delaware Corporation as recorded 01/03/2019 in Book 16241 at Page 152 as Document D2019-000321.**

**Tax ID: 092101036000**

**Commonly known as: 136 Escalade Drive, McDonough, GA 30253**

**Prior deed recorded at Instrument No. D2019-000321**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 23 day of May, 2023:

Lorraine Crutchfield  
Lorraine Crutchfield

STATE OF GA  
COUNTY OF DeKalb

Signed this 23 day of May, 2023

in the presence of:

ANGELITA BERNARD  
(Unofficial Witness)

Jennifer L. Haynes

Notary Public (My Commission expires 8/22/23 (Notary Public Seal Affixed))

