

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 5997014128 SubmitterID: 7067927936

**After Recording Return To:**

Merino & Associates, LLC  
375 Parkway 575, Suite 100  
Woodstock, GA 30188

Order No.: GA230607462

## QUIT CLAIM DEED

**STATE OF GEORGIA**

**COUNTY OF CHEROKEE**

THIS INDENTURE, made the 6th day of July, 2023, between Maria Perrotta , of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Louis J. Perrotta and Gina Perrotta of the County of Cherokee, and the State of Georgia, as party or parties of the second part, hereinafter called Grantee, as joint tenants with survivorship and not as tenants in common.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT CLAIM unto said Grantee.

All that tract or parcel of land lying and being in Land Lots 42 and 43 of the 14th District, 2nd Section, Cherokee County, Georgia and being Lot 72, Brookwood Subdivision, Phase III, (a conservation subdivision) as per plat recorded at Plat Book 82, Page 113, Cherokee County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

This Deed is given subject to all easements and restrictions of record.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.