

BK: 1297 PG: 258-259

Filed and Recorded

02-25-2025 04:13 PM

DOC# D2025-000383

Melissa A Howard

MELISSA A. HOWARD

CLERK OF SUPERIOR COURT

PIERCE COUNTY

Real Estate Transfer Tax

Paid : \$ 272.00

PT-61 113-2025-000159

UPON RECORDING, RETURN TO:

LAW OFFICES OF THOMAS AND JOHNSON, P.C.

300 CARSWELL AVENUE

WAYCROSS, GEORGIA 31501

FILE NO.: 16197

STATE OF GEORGIA

WARRANTY DEED

COUNTY OF BRANTLEY

THIS INDENTURE, made this, the 7th day of FEBRUARY, 2025, between **LEG LAND & TIMBER, LLC**, a limited liability corporation of the State of Georgia, of the first part, and **JOSEPH NIXON, JR.**, of the State of Florida and County of Doval, of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration to it in hand paid by the party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns, all of the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 324 & 359 of the 9th Land District of Pierce County, Georgia, consisting of 90.655 acres, more or less, and being more particularly described in a plat of survey prepared by Everett Tomberlin, Georgia Registered Land Surveyor No. 2922, dated September 19th, 2024, recorded in Plat Book 22, Page 339, all in the office of the Clerk of Superior Court of Pierce County, Georgia. Said plat and record thereof are herein incorporated for all legal purposes.

TO HAVE AND TO HOLD, the said above described property together with all and singular the rights, members, appurtenances

BK: 1297 PG: 260-261

Filed and Recorded

02-25-2025 04:37 PM

DOC# D2025-000384

Melissa A Howard

MELISSA A. HOWARD

CLERK OF SUPERIOR COURT

PIERCE COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 113-2025-000160

RETURN TO:

LAW OFFICES OF THOMAS AND JOHNSON, PC.

300 CARSWELL AVENUE

WAYCROSS, GA. 31501

FILE NUMBER: MISC

STATE OF GEORGIA

WARRANTY DEED

COUNTY OF WARE

THIS INDENTURE, made this, the 25th day of FEBRUARY, 2025,
Between BOBBIE LEIGH HENDERSON F/K/A BOBBIE LEIGH BELL, of the
State of Georgia and the County of Pierce, of the First Part, and
HONEYSUCKLE ONE, LLC, a Limited Liability Company of the State of
Georgia, of the Second Part.

WITNESSETH, that the said Party of the First Part, for and in
consideration of Ten (\$10.00) Dollars and other valuable consideration
to her in hand paid by the said Party of the Second Part, at or before
the ensealing and delivery of these presents, the receipt whereof is
hereby acknowledged, have granted, bargained, sold and conveyed,
and by these presents does grant, bargain, sell and convey unto the
said Party of the Second Part, and to its successors and assigns,
forever, all of the following described property, to-wit:

TRACT 1: All that tract or parcel of land situate, lying and being in
Original Land Lot No, 229 of the e Land District of Pierce County,
Georgia, consisting of 1.05 acres, more or less, and more particularly
described as LOT 15, of STANFIELD SUBDIVISION, PHASE 2 on that certain
plat of survey prepared by D. Lavone Herrin, Georgia Registered Land
Surveyor, dated February 14, 2007, and recorded in Plat Book 18, Page
123A, In the office of the Clerk of Superior Court of Pierce County. Said
plat is Incorporated herein by reference for a more complete description
of the said 1.05 acres and for all other purposes.

TRACT 2: All that tract or parcel of land situate, lying and being in
Original Land Lot No. 229 of the 4th Land District of Pierce County,
Georgia, consisting of 1.000 acres, more or less, and more particularly
described as LOT 35, of STANFIELD SUBDIVISION, PHASE 2 on that certain
plat of survey prepared by D. Lavone Herrin, Georgia Registered Land
Surveyor, dated February 14, 2007, and recorded in Plat Book 18, Page

BK: 1297 PG: 262-280

Filed and Recorded

02-26-2025 12:03 PM

DOC# D2025-000385

Melissa A Howard

MELISSA A. HOWARD

CLERK OF SUPERIOR COURT

PIERCE COUNTY

Intangible Tax

Paid : \$ 325.50

After Recording Return To:

UNITED WHOLESALE MORTGAGE, LLC

700 SOUTH BLVD EAST

PONTIAC, MI 48341

ATTN: POST CLOSING MANAGER

Loan Number: 1525024798

[Space Above This Line For Recording Data]

MIN: 101408302202406223

SECURITY DEED

Date of Document: February 21, 2025

Name(s) of Signatories: Andrew Dale McGhin, Jennifer McGhin

Grantee(s) and Mailing Address: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS)
P.O. Box 2026, Flint, MI 48501-2026

Map and Parcel Identification Information (if applicable): Portion of 064-032

Original loan amount (or amount of any outstanding principal and additional advance pursuant to a loan modification): \$ 108,500.00

Maturity Date: March 1, 2055

Intangible Recording Tax Amount: \$ ~~N/A~~ 325.50GEORGIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT (MERS)
Form 3011 07/2021 (rev. 02/22)

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