


4016648275
PARTICIPANT ID

BK:4492 PG:290-291

D2023003413

Return to:
Thomas M. Green
Spivey Pope Green LLC
P.O. Box 899
Macon, GA 31202-0899
(File No. 53236.015)

FILED IN OFFICE
CLERK OF COURT
03/29/2023 11:56 AM
LINDA D. HAYS, CLERK
SUPERIOR COURT
NEWTON COUNTY, GA



Tax Parcel: 0013-073

PT-61 107-2023-001153

REAL ESTATE
TRANSFER TAX
PAID: \$0.00

LIMITED WARRANTY DEED

State of Georgia
County of Bibb

THIS INDENTURE, made this 29th day of March, 2023,
between **THOMAS N. GIBSON**, of the County of **Pulaski** and State of **Georgia**, of the
first part, and **JTSL VENTURES, LLC**, a Georgia limited liability company, of the
second part,

WITNESSETH: That the said party of the first part, for and in consideration of
the sum of **other valuable consideration and One Hundred Dollars**, 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 part of the second part, his heirs and assigns,

**All that tract or parcel of land lying and being in Land Lot 120, Tenth District,
Newton County, Georgia, containing 8.0 acres, more or less, and being all that
property shown on a plat entitled "Property of Richard M. Gray" dated March 14,
1969, and recorded in Plat Book 6, page 139, Clerk's Office, Newton Superior
Court, LESS AND EXCEPT 0.612 acres conveyed to the Georgia Department of
Transportation by Right of Way Deed dated September 16, 2021, recorded in Deed
Book 4265, page 29, Clerk's Office, Newton Superior Court.**

Street Address: 65 Salem Circle, Covington, GA
Tax Parcel: 0013-073
Deed References: Deed Book 300, page 179, as corrected by Deed Book 437, page 97

Grantee will pay ad valorem taxes for the year 2023.

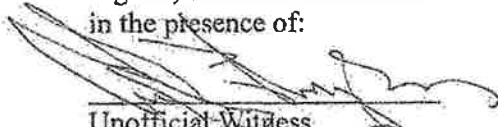
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular
the rights, members and appurtenances thereof, to the same being, belonging, or in

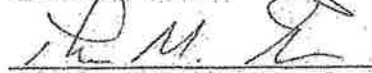
anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever in Fee Simple.

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 party of the second part, his heirs and assigns, against the 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 hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

 (L.S.)
Thomas N. Gibson

