DOC# 004783
FILED IN OFFICE
11/16/2023 12:59 PM
BK:1755 PG:97-98
ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER
TAX PAID: $0.00
PT-61 108-2023-001431

After recording, return to:
Donald W. Hansford, PC
Post Office Box 1376
Watkinsville, GA 30677

STATE OF GEORGIA, Oconee County.

QUITCLAIM DEED

THIS INDENTURE, made the 13th day of November, in the year two thousand twenty three, between

AZIMA, INC., a Georgia corporation

of the County of Oconee, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JARIWALA 786 VENTURES, LLC, a Georgia limited liability company

of the County of Oconee, and State of Georgia, as party or parties of the second part, hereinafter called Grantee

(the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 240th District, G.M., Oconee County, Georgia, designated as Tract 4, containing 20.750 acres, more or less, on a plat entitled "Survey for Sarah M. Stay Estate," prepared by

Ben McLeroy & Associates, Inc., Engineers and Surveyors, dated October 17, 1989, revised February 19, 1991, and May 14, 1991, and recorded in Plat Book 17, page 255, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, referenced to which is hereby made for a more particular description of the property herein conveyed.

This being a portion of the property conveyed to Vincent Matthews, IV, and Cullen Matthews, a/k/a Thompson Cullen Matthews, by Trustee's Deed from NationsBank, N.A., f/k/a The Citizens and Southern National Bank, Athens, Georgia, as Trustee under Item 3 of the Last Will and Testament of Sarah Matthews Stay, deceased, dated September 16, 1999, and recorded in Deed Book 487, page 127, Oconee County, Georgia records.

TOGETHER with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in presence of

GRANTOR:

AZIMA, INC., a Georgia corporation

Unofficial Witness

By: _____ (SEAL)
Salim G. Momin, President

Notary Public
My Commission Expires: 6/25/27
(NOTARIAL SEAL)

By: _____ (SEAL)
Shahebaaz Momin, Secretary

TIFFANY LYNN LEE
NOTARY PUBLIC
JACKSON COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 25, 2027

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