

***After Recording, Please Return to:***  
**Danielle Matricardi**  
**Denmark Ashby LLC**  
**100 Hartsfield Centre Pkwy. Ste. 400**  
**Atlanta, Georgia 30354**

Cross References:  
Deed Book 8041; Page 614  
Deed Book 11045, Page 578  
Deed Book 13112; Page 007

Parcel No. 13078A E001

**QUITCLAIM DEED**

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between the City of Forest Park, Georgia, as party of the first part (hereinafter called “Grantor”), and the Clayton County Board of Education, as party 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:**

**WHEREAS**, R&B Construction, Inc. transferred to the Clayton County Land Bank that interest in the described premises stated herein by virtue of that tax deed recorded in Deed Book 11045, Page 578, Clayton County Deed Records; and

**WHEREAS**, the Clayton County Land Bank transferred to the Grantor that interest in the described premises stated herein by virtue of that quitclaim deed recorded in Deed Book 13112; Page 007, Clayton County Deed Records; and

**WHEREAS**, in order for the Clayton County Deed Records to accurately reflect the current status of title to the described premises stated herein, Grantor desires to execute and record this quitclaim deed to the Grantee.

**NOW THEREFORE**, Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to Grantee:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 78 of the 13<sup>th</sup> District of Clayton County, Georgia, containing 4.26 acres, more or less, and being the same property as conveyed by Warranty Deed, dated March 4, 2005, recorded in Deed Book 8041, Page 614, Clayton County Records.

**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.

The purpose of this Quitclaim Deed is to transfer to Grantee that interest conveyed to Grantor by the Clayton County Land Bank. The rights of redemption under said tax deed have not been foreclosed.

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

**GRANTOR:**

**CITY OF FOREST PARK, GEORGIA**

By: \_\_\_\_\_

Name: ANGELYNE BUTLER

Title: MAYOR

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public [SEAL]