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Flint, Connolly & Walker, LLP
131 East Main Street
Canton, Georgia 30114

DEED PREPARATION ONLY
MAP/PARCEL NO.: 14N10F012

STATE OF GEORGIA

CHEROKEE COUNTY

TRANSFER-ON-DEATH-DEED UNDER O.C.G.A. § 44-17-3

THIS INDENTURE is made the 4th day of April, 2025, between **Elaine C. Swanger**, resident of the State of Georgia (hereinafter called "Grantor"), and **Todd Alan Swanger and Jill Marie Swanger as joint tenants with right of survivorship and not as tenants in common**, (hereinafter called "Grantee").

WITNESSETH

Grantor, being of competent mind and having the legal capacity to execute this document, as record owner, does hereby grant, bargain, sell, transfer, alien, convey, and confirm on death to Grantee, as beneficiary, the following described interest in real estate:

All that tract or parcel of land lying and being in Land Lot 119 of the 14th District, 2nd Section of Cherokee County, Georgia, being Lot 5012 of Laurel Canyon, POD 9, Phase 1, as per plat thereof recorded in Plat Book 118, Page 160, Cherokee County, Georgia records, which plat is incorporated herein and made a part hereof by reference for a more detailed description.

This is the same property as described in that certain Limited Warranty Deed dated September 19, 2024, from Alma K. Toney to Elaine C. Swanger and recorded in Deed Book 14976, Pages 82-83 of the Cherokee County, Georgia Deed Records.

TO HAVE AND TO HOLD the said described property, 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 Grantee forever in FEE SIMPLE, but subject to the following limitations:

THIS TRANSFER-ON-DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS GRANTOR FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS DEED AT ANY TIME. ANY BENEFICIARY NAMED IN THIS DEED IS HEREBY ADVISED THAT

THIS DEED MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons claiming by, under or through Grantor, subject to the restrictions and limitations set forth in this instrument.

IN WITNESS WHEREOF, the Grantor(s) declare(s) that this deed is a revocable transfer-on-death deed of the real property described herein and has(ve) signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of

Shirley J. Kittle
Unofficial Witness

Elaine C. Swanger (SEAL)
Elaine C. Swanger

Belinda L. Harrison
Notary Public
My Commission Expires: 03/16/2028

