

Fayette County, GA

Summary

Parcel Number 052301054
 Location Address 240 N JEFF DAVIS DR
 Legal Description JEFF DAVIS
 Property Class C3 - Commercial Lots
 Subdivision
 Tax District 02
 Zoning C C2
 Acres 1.23
 Homestead N

[View Map](#)

Owner

FIRST BANK
 ATTN: SPECIAL ASSETS DEPT.
 P. O. BOX 15549
 HATTIESBURG MS 39404

Assessment

	2024 Working	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	105	105	105	105	105
Class	C3	C3	C3	C3	C3
+ Land Value	\$160,740	\$160,740	\$160,740	\$160,740	\$160,740
+ Building Value	\$128,500	\$128,500	\$119,700	\$46,400	\$41,600
= Total Value	\$289,200	\$289,240	\$280,440	\$207,140	\$202,340
Assessed Value	\$115,700	\$115,696	\$112,176	\$82,856	\$80,936

Assessment Notices

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
COMMERCIAL	S	C	53,579	1.2300	\$160,740

Total Acres:
1.2300
 Total Land-Value:
\$160,740

Commercial Improvement Information

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	Base RCN	Feat RCN	RCN	% Good	% Comp	RCNLD
1	1	01	01	15	344	Office Building	D	1900	1990	2639	216	10	310,479	11,520	310,479	38	0	\$117,982

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	RP1	PORCH, OPEN	360	1	0	1	\$11,520

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
6/6/2023	\$499,200		5622	0686	BANK SALE	FIRST BANK	MEMORIES FOR A LIFETIME, LLC	5622	0686
6/2/2021	\$377,400		5303	0061	PART OR OTHER INTEREST	MEMORIES FOR A LIFETIME LLC	PRIME IMAGE PROPERTIES LLC	5303	0061
9/16/2013	\$110,000		4118	0355	FAIR MARKET VALUE	PRIME IMAGE PROPERTIES, LLC	COX MICHELE T.	4118	0355

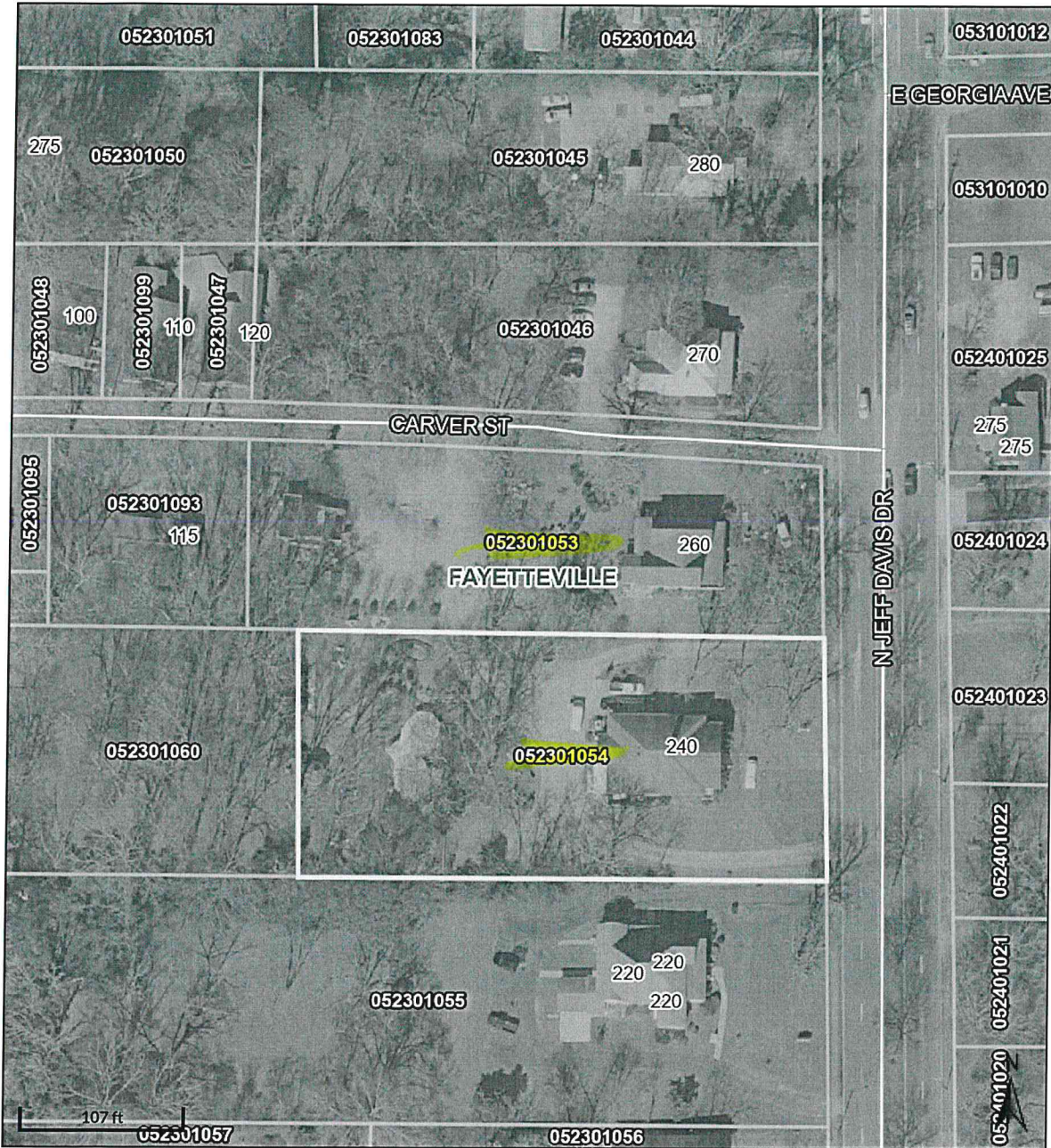
No data available for the following modules: Online Appeal, Residential Improvement Information, Additions, Accessory Information, Photos, Sketches.

Fayette County makes every effort to produce and publish the most current and accurate information possible. However, the maps and data are produced for information purposes only, and are NOT surveys nor legal records. No warranties, expressed or implied, are provided for the data and information herein, their use, or their interpretation.

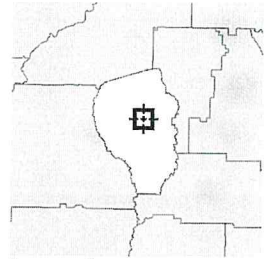
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[Contact Us](#)





Overview

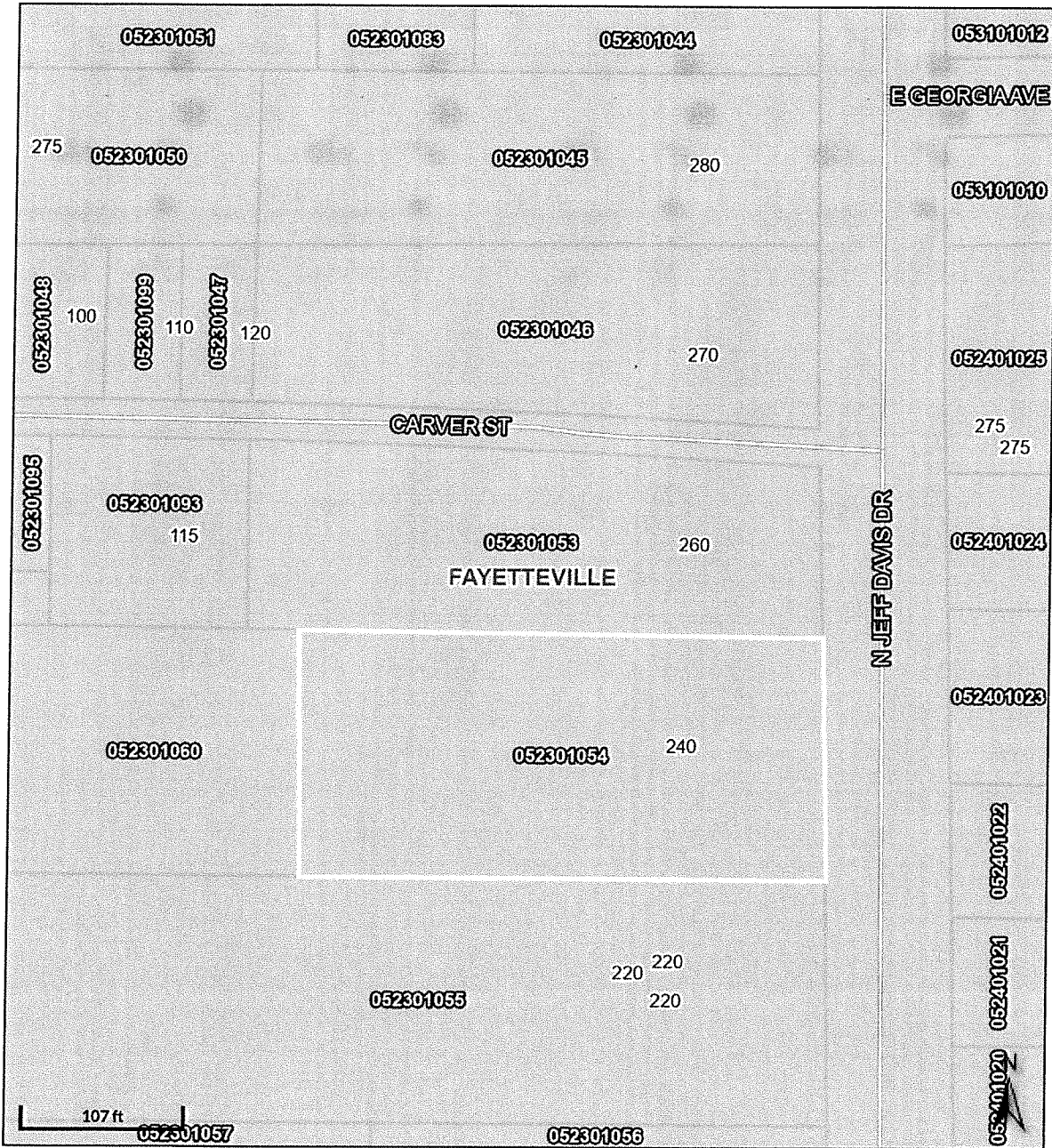


Legend

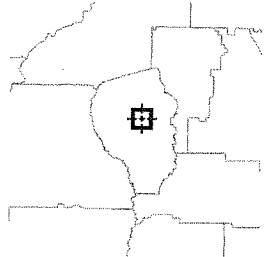
- Parcels
- Addresses
- Roads
- City Limits**
- BROOKS
- FAYETTEVILLE
- PEACHTREE CITY
- TYRONE
- WOOLSEY

Date created: 2/28/2024
Last Data Uploaded: 2/28/2024 6:27:40 AM

Developed by **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Addresses
- Roads
- City Limits
- BROOKS
- FAYETTEVILLE
- PEACHTREE CITY
- TYRONE
- WOOLSEY

Date created: 2/28/2024
Last Data Uploaded: 2/28/2024 6:27:40 AM

APRIL 1st is the deadline to file for any exemptions
If you have questions, please call our office at 770-461-3652.

X

We will be closed for Memorial Day, Monday May 27, 2024



Online Payments - Property Tax

Start Over

Fayette County, GA - Property Tax

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2023 Property Tax Statement

Kristie King
Fayette County Tax Commissioner
P. O. Box 70
Fayetteville, GA 30214
Phone: (770) 461-3652. Fax: (770) 461-8443

MEMORIES FOR A LIFETIME LLC
12882 GA HWY 109
MEANSVILLE, GA 30256

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-27856	11/30/2023	\$0.00	\$3,540.14	\$0.00	Paid 12/19/2023

Printed: 02/28/2024

[View Tax Assessment](#)

Map: 052301054

Location: 240 N JEFF DAVIS DR

Message:

- THERE WILL BE A FEE OF 2.5% FOR MOST CARDS IF PAID ONLINE.
- YOUR NET MILLAGE RATE IS EQUAL TO YOUR COUNTY SCHOOL OR CITY MILLAGE RATE LESS THE APPLICABLE SALES TAX CREDIT. REFER TO THE REVERSE OF YOUR TAX BILL FOR INFORMATION ABOUT STATE AND LOCAL EXEMPTIONS.
- IF THIS BILL IS MARKED "APPEAL" IT IS CALCULATED AT 85% VALUE. AN ADJUSTED BILL WILL BE ISSUED WHEN YOUR APPEAL IS FINALIZED.

Kristie King
Fayette County Tax Commissioner
P. O. Box 70
Fayetteville, GA 30214
Phone: (770) 461-3652. Fax: (770) 461-8443



Tax Payer: MEMORIES FOR A LIFETIME LLC
Map Code: 052301054 Real
Description: JEFF DAVIS
Location: 240 N JEFF DAVIS DR
Bill No: 2023-27856
District: 02

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$128,500.00	\$160,740.00	1.2300	\$289,240.00	11/30/2023	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
911 SERVICES	\$289,240	\$115,696	\$0	\$115,696	0.210	\$24.30	\$0.00	\$24.30
CITY - FAYETTEVILLE	\$289,240	\$115,696	\$0	\$115,696	8.980	\$1,038.95	\$0.00	\$1,038.95
COUNTY M&O	\$289,240	\$115,696	\$0	\$115,696	5.843	\$676.01	\$0.00	\$676.01
COUNTY SALES TAX CREDIT	\$289,240	\$115,696	\$0	\$115,696	-1.809	\$0.00	-\$209.29	-\$209.29
COUNTY SCHOOL BOND	\$289,240	\$115,696	\$0	\$115,696	0.800	\$92.56	\$0.00	\$92.56
COUNTY SCHOOL M&O	\$289,240	\$115,696	\$0	\$115,696	19.250	\$2,227.15	\$0.00	\$2,227.15
EMERGENCY MEDICAL SERVICE	\$289,240	\$115,696	\$0	\$115,696	0.500	\$57.85	\$0.00	\$57.85
FAYETTEVILLE SALES TAX CREDIT	\$289,240	\$115,696	\$0	\$115,696	-3.334	\$0.00	-\$385.73	-\$385.73
STATE TAX	\$289,240	\$115,696	\$0	\$115,696	0.000	\$0.00	\$0.00	\$0.00
				TOTALS	30.440	\$4,116.82	-\$595.02	\$3,521.80

PAY BY DUE DATE TO AVOID PENALTY AND INTEREST CHARGES:

- INTEREST WILL ACCRUE EACH MONTH AT AN ANNUAL RATE EQUAL TO 3% PLUS THE FEDERAL PRIME RATE PUBLISHED AS OF JANUARY 1, EACH YEAR.
- A 5% PENALTY WILL BE ADDED 120 DAYS AFTER THE DUE DATE AND AT EACH 120 DAY MARK UNTIL A 20% CAP IS REACHED.

Current Due	\$3,521.80
Discount	\$0.00
Penalty	\$0.00
Interest	\$18.34
Other Fees	\$0.00
Previous Payments	\$3,540.14
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/19/2023

2023 Property Tax Statement

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 P. O. Box 70
 Fayetteville, GA 30214
 Phone: (770) 461-3652, Fax: (770) 461-8443

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-27856	11/30/2023	\$0.00	\$3540.14	\$0.00	Paid 12/19/2023
Map: 052301054			Printed: 02/28/2024		
Location: 240 N JEFF DAVIS DR					

MEMORIES FOR A LIFETIME LLC
 12882 GA HWY 109
 MEANSVILLE, GA 30256

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RETURN THIS PORTION WITH PAYMENT
 (Interest will be added per month if not paid by due date)

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Tax Payer: MEMORIES FOR A LIFETIME LLC
Map Code: 052301054 Real
Description: JEFF DAVIS
Location: 240 N JEFF DAVIS DR
Bill No: 2023-27856
District: 02

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
128,500.00	160,740.00	1.2300	\$289,240.00	11/30/2023					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
911 SERVICES	\$289,240	\$115,696	\$0	\$115,696	0.210000	\$24.30	\$0.00	\$24.30	
CITY - FAYETTEVILLE	\$289,240	\$115,696	\$0	\$115,696	8.980000	\$1,038.95	\$0.00	\$1,038.95	
COUNTY M&O	\$289,240	\$115,696	\$0	\$115,696	5.843000	\$676.01	\$0.00	\$676.01	
COUNTY SALES TAX CREDIT	\$289,240	\$115,696	\$0	\$115,696	-1.809000	\$0.00	-\$209.29	-\$209.29	
COUNTY SCHOOL BOND	\$289,240	\$115,696	\$0	\$115,696	0.800000	\$92.56	\$0.00	\$92.56	
COUNTY SCHOOL M&O	\$289,240	\$115,696	\$0	\$115,696	19.250000	\$2,227.15	\$0.00	\$2,227.15	
EMERGENCY MEDICAL SERVICE	\$289,240	\$115,696	\$0	\$115,696	0.500000	\$57.85	\$0.00	\$57.85	
FAYETTEVILLE SALES TAX CREDIT	\$289,240	\$115,696	\$0	\$115,696	-3.334000	\$0.00	-\$385.73	-\$385.73	
STATE TAX	\$289,240	\$115,696	\$0	\$115,696	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					30.440000	\$4,116.82	-\$595.02	\$3,521.80	

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Penalty	\$0.00
Interest	\$18.34
Other Fees	\$0.00
Previous Payments	\$3,540.14
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/19/2023



Official Tax Receipt
Fayette County, GA
140 Stonewall Ave W
Fayetteville, 30214
--Online Receipt--

Phone: 770-461-3652

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-27856	05230105 4	JEFF DAVIS	\$3,521.80	\$18.34 Fees: \$0.00	\$0.00	\$3,540.14	\$0.00
Totals:			\$3,521.80	\$18.34	\$0.00	\$3,540.14	\$0.00

Paid Date: 12/19/2023

Charge Amount: \$3,540.14

MEMORIES FOR A LIFETIME LLC
12882 GA HWY 109
MEANSVILLE, GA 30256



Scan this code with your mobile phone to view this bill

Fayette County, GA

Summary

Parcel Number **052301053**
 Location Address **260 N JEFF DAVIS DR**
 Legal Description **JEFF DAVIS**
 Property Class **C3 - Commercial Lots**
 Subdivision
 Tax District **02**
 Zoning **C C2**
 Acres **0.94**
 Homestead **N**

[View Map](#)



Owner

FIRST BANK
 ATTN: SPECIAL ASSETS DEPT
 P O BOX 15549
 HATTIESBURG MS 39404

Assessment

	2024 Working	2023 Certified	2022 Certified	2021 Certified	2020 Certified
LUC	105	105	105	105	105
Class	C3	C3	C3	C3	C3
+ Land Value	\$122,840	\$122,840	\$122,840	\$122,840	\$122,840
+ Building Value	\$193,900	\$193,900	\$176,000	\$139,700	\$128,600
= Total Value	\$316,700	\$316,740	\$298,840	\$262,540	\$251,440
Assessed Value	\$126,700	\$126,696	\$119,536	\$105,016	\$100,576

Assessment Notices

[2023 Assessment Notice \(PDF\)](#)

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
COMMERCIAL	S	C	40,946	0.9400	\$122,840

Total Acres:
0.9400
 Total Land-Value:
\$122,840

Commercial Improvement Information

Interior/Exterior Information

Card 1

Line	SC	From	To	Sec	Occ	Occ Descr	Class	Yr Built	Eff Year	Area	Perim	Height	Base RCN	Feat RCN	RCN	% Good	% Comp	RCNLD
1	1	01	01	15	344	Office Building	D	1920	2000	1544	164	12	247,256	5,710	247,256	73	0	\$180,497

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	OPP	OPEN PORCH	272	1	0	1	\$2,450
2	RP6	PORCH, SCREENED	96	1	0	1	\$3,260

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Instrument Number	Recording
6/6/2023	\$540,800		5622	0686	BANK SALE	FIRST BANK	MEMORIES FOR A LIFETIME, LLC		5622 0686
6/2/2021	\$477,300		5303	0061	PART OR OTHER INTEREST	MEMORIES FOR A LIFETIME LLC	PRIME IMAGE PROPERTIES LLC		5303 0061
4/30/2020	\$10		5161	0478	PART OR OTHER INTEREST	PRIME IMAGE PROPERTIES LLC	PRIME CREATIVE PROPERTIES LLC		5161 0478
9/16/2013	\$15,000		4118	0353	FAIR MARKET VALUE	PRIME CREATIVE PROPERTIES, LLC	COX MICHELE T.		4118 0353
3/29/2001	\$250,000		1636	247	FAIR MARKET VALUE	MICHELE T COX	COX MICHELE T		1636 247

Photos



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Online Payments - Property Tax



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2023 Property Tax Statement

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Fayette County Tax Commissioner
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Fayetteville, GA 30214
Phone: (770) 461-3652, Fax: (770) 461-8443

MEMORIES FOR A LIFETIME LLC
12882 GA HWY 109
MEANSVILLE, GA 30256

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-27855	11/30/2023	\$0.00	\$3,876.73	\$0.00	Paid 12/19/2023

Printed: 02/28/2024

[View Tax Assessment](#)

Map: 052301053

Location: 260 N JEFF DAVIS DR

Message:

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Kristie King
Fayette County Tax Commissioner
P. O. Box 70
Fayetteville, GA 30214
Phone: (770) 461-3652, Fax: (770) 461-8443



Tax Payer: MEMORIES FOR A LIFETIME LLC

Map Code: 052301053 Real

Description: JEFF DAVIS

Location: 260 N JEFF DAVIS DR

Bill No: 2023-27855

District: 02

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date
\$193,900.00	\$122,840.00	0.9400	\$316,740.00	11/30/2023	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
911 SERVICES	\$316,740	\$126,696	\$0	\$126,696	0.210	\$26.61	\$0.00	\$26.61
CITY - FAYETTEVILLE	\$316,740	\$126,696	\$0	\$126,696	8.980	\$1,137.73	\$0.00	\$1,137.73
COUNTY M&O	\$316,740	\$126,696	\$0	\$126,696	5.843	\$740.28	\$0.00	\$740.28
COUNTY SALES TAX CREDIT	\$316,740	\$126,696	\$0	\$126,696	-1.809	\$0.00	-\$229.19	-\$229.19
COUNTY SCHOOL BOND	\$316,740	\$126,696	\$0	\$126,696	0.800	\$101.36	\$0.00	\$101.36
COUNTY SCHOOL M&O	\$316,740	\$126,696	\$0	\$126,696	19.250	\$2,438.90	\$0.00	\$2,438.90
EMERGENCY MEDICAL SERVICE	\$316,740	\$126,696	\$0	\$126,696	0.500	\$63.35	\$0.00	\$63.35
FAYETTEVILLE SALES TAX CREDIT	\$316,740	\$126,696	\$0	\$126,696	-3.334	\$0.00	-\$422.40	-\$422.40
STATE TAX	\$316,740	\$126,696	\$0	\$126,696	0.000	\$0.00	\$0.00	\$0.00
TOTALS					30.440	\$4,508.23	-\$651.59	\$3,856.64

PAY BY DUE DATE TO AVOID PENALTY AND INTEREST CHARGES:

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Current Due	\$3,856.64
Discount	\$0.00
Penalty	\$0.00
Interest	\$20.09
Other Fees	\$0.00
Previous Payments	\$3,876.73
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/19/2023

Translate

Fayette County, GA

Tax Commissioner

Kristie King

2023 Property Tax Statement

Kristie King
 Fayette County Tax Commissioner
 P. O. Box 70
 Fayetteville, GA 30214
 Phone: (770) 461-3652, Fax: (770) 461-8443

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-27855	11/30/2023	\$0.00	\$3876.73	\$0.00	Paid 12/19/2023
Map: 052301053			Printed: 02/28/2024		
Location: 260 N JEFF DAVIS DR					

MEMORIES FOR A LIFETIME LLC
 12882 GA HWY 109
 MEANSVILLE, GA 30256

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Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
911 SERVICES	\$316,740	\$126,696	\$0	\$126,696	0.210000	\$26.61	\$0.00	\$26.61	
CITY - FAYETTEVILLE	\$316,740	\$126,696	\$0	\$126,696	8.980000	\$1,137.73	\$0.00	\$1,137.73	
COUNTY M&O	\$316,740	\$126,696	\$0	\$126,696	5.843000	\$740.28	\$0.00	\$740.28	
COUNTY SALES TAX CREDIT	\$316,740	\$126,696	\$0	\$126,696	-1.809000	\$0.00	-\$229.19	-\$229.19	
COUNTY SCHOOL BOND	\$316,740	\$126,696	\$0	\$126,696	0.800000	\$101.36	\$0.00	\$101.36	
COUNTY SCHOOL M&O	\$316,740	\$126,696	\$0	\$126,696	19.250000	\$2,438.90	\$0.00	\$2,438.90	
EMERGENCY MEDICAL SERVICE	\$316,740	\$126,696	\$0	\$126,696	0.500000	\$63.35	\$0.00	\$63.35	
FAYETTEVILLE SALES TAX CREDIT	\$316,740	\$126,696	\$0	\$126,696	-3.334000	\$0.00	-\$422.40	-\$422.40	
STATE TAX	\$316,740	\$126,696	\$0	\$126,696	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					30.440000	\$4,508.23	-\$651.59	\$3,856.64	

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Current Due	\$3,856.64
Penalty	\$0.00
Interest	\$20.09
Other Fees	\$0.00
Previous Payments	\$3,876.73
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/19/2023



Official Tax Receipt
Fayette County, GA
140 Stonewall Ave W
Fayetteville, 30214
--Online Receipt--

Phone: 770-461-3652

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-27855	05230105 3	JEFF DAVIS	\$3,856.64	\$20.09 Fees: \$0.00	\$0.00	\$3,876.73	\$0.00
Totals:			\$3,856.64	\$20.09	\$0.00	\$3,876.73	\$0.00

Paid Date: 12/19/2023

Charge Amount: \$3,876.73

MEMORIES FOR A LIFETIME LLC
12882 GA HWY 109
MEANSVILLE, GA 30256



Scan this code with your mobile phone to view this bill

Type: FCD
Recorded: 6/7/2023 2:41:00 PM
Fee Amt: \$25.00 Page 1 of 4
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Tax Parcel Nos. 052301053 and 052301054

Participant ID: 9822602754

BK 5622 PG 686 - 689

Return after recording to:
Thomas E. Austin, Jr., Esq.
2625 Piedmont Road, N.E.
Suite 56-330
Atlanta, Georgia 30324-3086

DEED UNDER POWER

STATE OF GEORGIA
FAYETTE COUNTY

THIS INDENTURE, made this 6th day of June, 2023, by Memories for a Lifetime, LLC, acting by and through its duly appointed agent and attorney-in-fact, Heritage Southeast Bank, as party of the first part (hereinafter referred to as "Grantor"), and The First Bank, as party of the second part;

WITNESSETH:

WHEREAS, Grantor executed and delivered to Heritage Southeast Bank a Deed to Secure Debt and Security Agreement dated June 2, 2021, filed for record in Deed Book 5303, Page 65, in the Office of the Clerk of the Superior Court of Fayette County, Georgia (the "Security Deed"), conveying the after-described property to secure the payment of a U.S. Small Business Administration Note dated June 2, 2021 in the original principal amount of \$1,283,000.00 (hereinafter referred to as the "Note"), as more fully described therein; and

WHEREAS, default in the payment of the monthly installments under said Note occurred, and whereas by reason of said default, Heritage Southeast Bank elected, pursuant to

the terms of said Security Deed and Note, to declare the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Heritage Southeast Bank, on behalf of said GRANTOR, and according to the terms of said Security Deed, did advertise said property for sale for four (4) consecutive weeks in the legal newspaper of said county wherein the Sheriff carries advertisements, namely the *Fayette County News*, said dates of publication being May 10, 2023, May 17, 2023, May 24, 2023, and May 31, 2023; and

WHEREAS, pursuant to said advertisements, on the first Tuesday in June, 2023 (June 6, 2023), within the legal hours of sale at the usual place for conducting Sheriff's sales before the door of the Superior Court of Fayette County, Georgia, The First Bank made the highest and best bid and said land was therefore knocked off to The First Bank for a bid of One Million Forty Thousand and 00/100s Dollars (\$1,040,000.00);

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, the GRANTOR has bargained, sold, granted, and conveyed, and by these presents does hereby bargain, sell, grant, and convey to The First Bank, its successors, and assigns, the following:

As to Property 1:

All that tract or parcel of land lying and being in Land Lot 122 and 123 of the 5th District of Fayette County, Georgia, and in the City of Fayetteville, being on the West side of North Jeff Davis Drive, formerly Railroad Street, and fronting on North Jeff Davis Drive and being more particularly described as follows:

Beginning at an iron stob on the line between John Walker and J. H. Owens, running thence South along the West side of North Jeff Davis Drive 160 feet more or less to the property line of Mrs. Lester C. Dickson; running thence West along the property line of Mrs. Lester C. Dickson 358 feet more or less to an iron stob; running thence North 160 feet more or less to the line between John Walker and J. H. Owens; running thence East along the property of John Walker 358 feet more or less to the Point of Beginning and bounded now or formerly on the East by North Jeff Davis Drive, on the North by John Walker, on the South by Mrs. Lester C. Dickson, and on the West by Harry Redwine, together with all fixtures and personal property attached to and constituting a part of said property, and replacements and additions.

AND

As to Property 2:

All that tract or parcel of land lying and being in Land Lot 122 and 123 of the 5th District (496 G.M.) of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the West side of Jeff Davis Drive 487.5 feet Southerly, as measured along the West side of said drive from the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Georgia Avenue, said Point of Beginning also being located at the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Carver Street, said street shown on the hereinafter mentioned plat as a 20 ft. Alley; running thence in a Southerly direction, along the West side of Jeff Davis Drive, 112.5 feet to an iron pin; running thence in a Westerly direction along a line forming an interior angle of 86 degrees 13 minutes with the West side of Jeff Davis Drive, 356 feet to an iron fence corner post; running thence North along the fence line 113 feet to the South side of the above-mentioned Carver Street as marked by an iron fence corner post; running thence East, along the South side of Carver Street, 348.2 feet to the West side of Jeff Davis Drive at the Point of Beginning, together with all fixtures and personal property attached to and constituting a part of said property, and replacements and additions.

Being improved property as shown on a plat of survey dated August, 1961, prepared by Mcnamee, Steed, Hyde and Associates, Inc. Registered Surveyors, as the property of Mrs. Thelma Boynton recorded in Plat Book 7, Page 40, Fayette County Records.

This property is sold subject to any right of the United States of America to redeem said property within one hundred twenty (120) days of the above-referenced foreclosure sale date to pay Federal Tax Lien(s). While no Federal Tax Liens were ascertained, the Internal Revenue Service was informed of the foreclosure sale as a precautionary measure through a Notice which was served via Fed Ex on May 8, 2023.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all of the estate, right, title, interest, claim or demand of the said GRANTOR, its heirs, successors and assigns, legal, equitable, or otherwise whatsoever, in and to the same.

This property is conveyed subject to: (1) any outstanding ad valorem taxes, assessments, and any unpaid utility bills which may constitute a lien against the property; and (2) any security deeds, liens, and encumbrances existing when the above-described Security Deed was filed for record.

TO HAVE AND TO HOLD the said premises and every part thereof unto The First Bank, its successors and assigns, to its own proper use, benefit and behoof in FEE SIMPLE, in and full and ample a manner as the said GRANTOR, its heirs, successors, and assigns, did hold and enjoy the same.

The notice of foreclosure sale as required by Georgia law in the form of a copy of the Notice of Sale Under Power submitted to the legal newspaper was provided to the debtor by certified mail, return receipt requested, at least 30 days prior to the foreclosure sale date.

IN WITNESS WHEREOF, Heritage Southeast Bank, as Agent and Attorney in Fact for GRANTOR, has hereunto affixed its hand and seal, the day and year first above written.

MEMORIES FOR A LIFETIME, LLC, by and through its Agent and Attorney-in-Fact, HERITAGE SOUTHEAST BANK

By: *Alexander M. Mohr*
Name: ALEXANDER M. MOHR
Title: ASSISTANT VICE PRESIDENT

Attest: *Steve Parker*
Name: Steve Parker
Title: Assistant Vice President

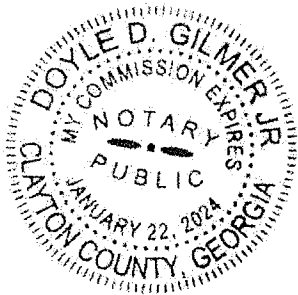
[BANK SEAL]

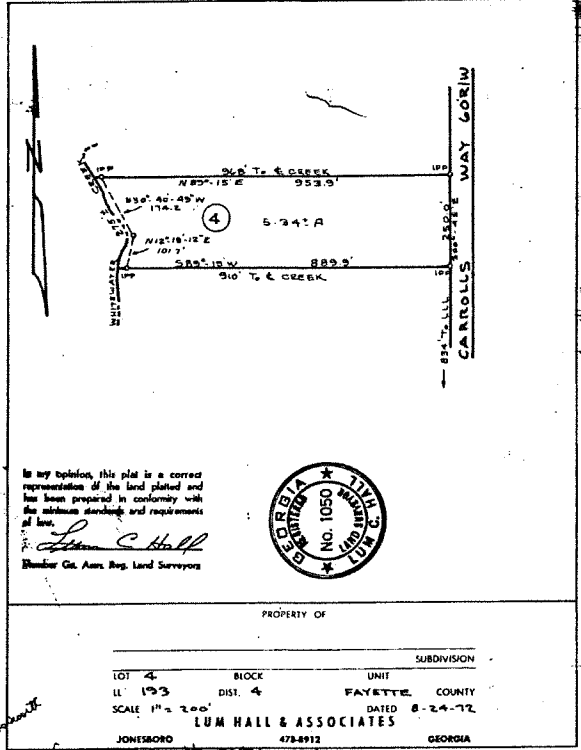
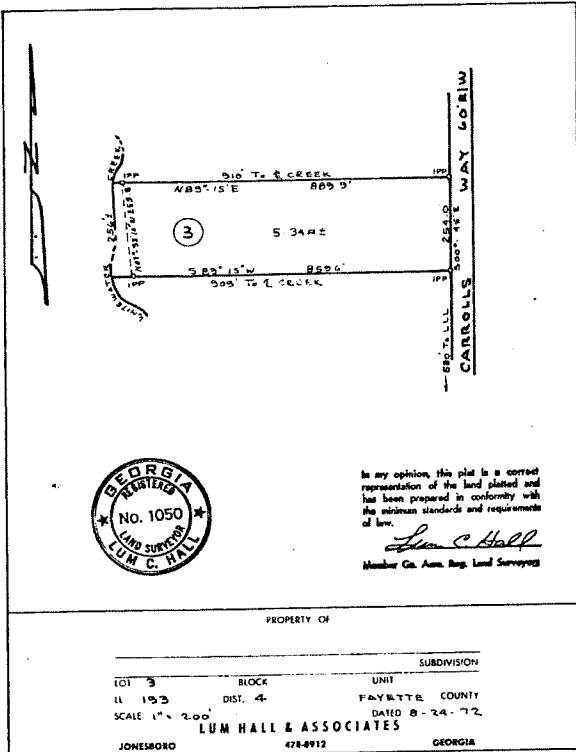
Signed, Sealed and Delivered in the presence of:

Unofficial Witness
Unofficial Witness

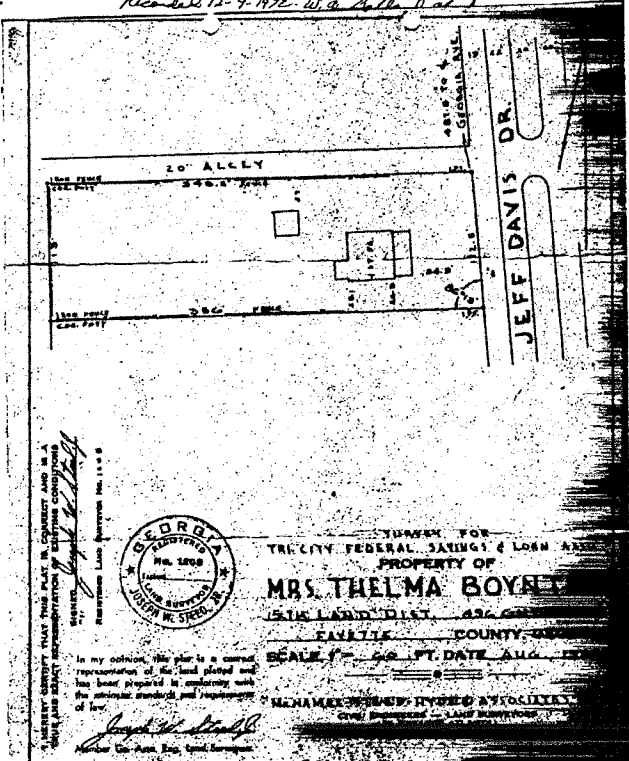
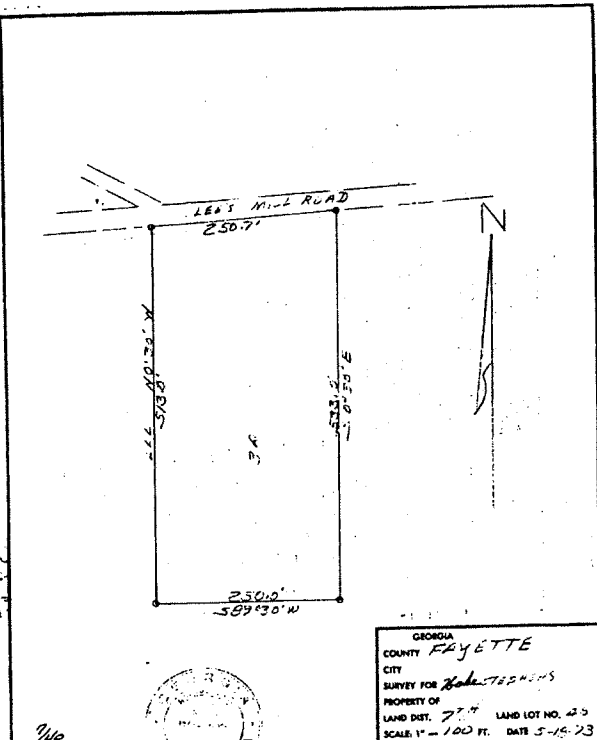
Doyle D. Gilmer Jr
Notary Public

My Commission Expires: 01/22/2024
[Notary Seal]





7-40 *Handwritten*
 Received 12-9-1972 W.A. Kelly, Jr.



Recorded 7-18-1973, W.A. Kelly, Jr.

Type: WD
Recorded: 6/14/2021 1:52:00 PM
Fee Amt: \$1,135.00 Page 1 of 4
Transfer Tax: \$1,110.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 5979818353

BK 5303 PG 61 - 64

Return recorded document to:
Harrison Law, LLC
3150 Golf Ridge Boulevard, Suite 101
Douglasville, Georgia 30135

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DOUGLAS

THIS INDENTURE, made the 2nd day of June, 2021, between Prime Image Properties, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, to Memories for a Lifetime, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee ("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 TEN DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain sell, alien, convey and confirm unto the said Grantee,

As to Property 1:

All that tract or parcel of land lying and being in Land Lot 122 and 123 of the 5th District of Fayette County, Georgia, and in the City of Fayetteville, being on the West side of North Jeff Davis Drive, formerly Railroad Street, and fronting on North Jeff Davis Drive and being more particularly described as follows:

Beginning at an iron stob on the line between John Walker and J. H. Owens; running thence South along the West side of North Jeff Davis Drive 160 feet more or less to the property line of Mrs. Lester C. Dickson; running thence West along the property line of Mrs. Lester C. Dickson 358 feet more or less to an iron stob; running thence North 160 feet more or less to the line between John Walker and J. H. Owens; running thence East along the property of John Walker 358 feet more or less to the Point of Beginning and bounded now for formerly on the East by North Jeff Davis Drive, on the North by John Walker, on the South by Mrs. Lester C. Dickson, and on the West by Harry Redwine.

AND

As to Property 2:

All that tract or parcel of land in Land Lots 122 and 123 of the 5th District (496 G.M.) Of Fayette County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set on the West side of Jeff Davis Drive 487.5 feet Southerly, as measured along the West side of said drive from the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Georgia Avenue, said Point of Beginning also being located at the Southwest corner formed by the intersection of the West side of Jeff Davis Drive with the South side of Carver Street, said street shown on the hereinafter mentioned plat as a 20 ft. Alley; running thence in a Southerly direction, along the West side of Jeff Davis Drive, 112.5 feet to an iron pin; running thence in a Westerly direction along a line forming an interior angle of 86 degrees 13 minutes with the West side of Jeff Davis Drive, 356 feet to an iron fence corner post; running thence North along the fence line 113 feet to the South side of the above-mentioned Carver Street as marked by an iron fence corner post; running thence East, along the South side of Carver Street, 348.2 feet to the West side of Jeff Davis Drive at the Point of Beginning.

Being improved property as shown on a plat of survey dated August, 1961, prepared by Mcnamee, Steed, Hyde and Associates, Inc., Registered Surveyors, as the property of Mrs. Thelma Boynton recorded in Plat Book 7, Page 40, Fayette County Records.

AND

As to Property 3:

All that tract or parcel of land lying and being in Land Lot 123 of the 5th Land District of Fayette County, Georgia, being those lands shown on a plat of survey dated August 21, 1985, prepared by Lee Engineering Company and being more particularly described as follows:

Beginning at an iron pin located on the South line of Carver Street, 177.37 feet as measured Easterly along the South line of Carver Street from the Southeast corner of the intersection of Church Street and Carver Street; running thence South 88 degrees 32 minutes 28 seconds East along the South line of Carver Street 126 feet to an iron pin; running thence South 0 degrees 20 minutes 29 seconds East 118.92 feet to an iron pin; running thence North 88 degrees 32 minutes 05 seconds West 126 feet to an oak tree marked by a nail; running thence North 0 degrees 20 minutes 19 seconds West 118.90 feet to the Point of Beginning.

Subject to any Easements or Restrictions of Record.

Handwritten notes: "L & E" circled, "Conveyed" in a circle, "2" below it, and "5/3/11 9 (attached)" below that.

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 Grantee forever in FEE SIMPLE; subject only to ad valorem taxes for 2021 and any other easements or restrictions of record (hereinafter referred to as "Permitted Exceptions" attached hereto as Exhibit "A").

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor, except for claims arising under or virtue of the Permitted Exceptions.

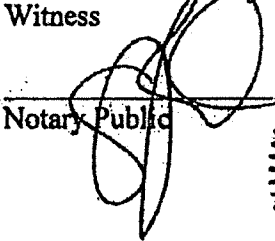
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written. Signed, sealed and delivered in the presence of:

Prime Image Properties, LLC



Witness

 (SEAL)
BY: JOLENE DINGLER, Sole Member



Notary Public

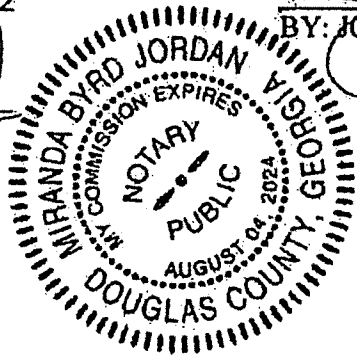


EXHIBIT "A"

PERMITTED EXCEPTIONS

All taxes for the year 2021 and subsequent years, not yet due and payable.

All matters in Plat Book 7, Page 40, Fayette County, Georgia records (as to Property #2).