

Please return to:
Gwinnett County Sheriff's Office
75 Langley Drive
Lawrenceville, GA 30046

SHERIFF'S DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 5th day of November, 2024 by and between, *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, (hereinafter referred to as "Owners"), acting through Keybo Taylor, not individually, but in his official capacity as Sheriff of Gwinnett County, Georgia, (hereinafter "Grantor") and *Andrews Loan Holdings, LLC*. (Hereinafter "Grantee");

WITNESSETH, that Keybo Taylor, sheriff as aforesaid, by virtue of O.C.G.A. 9-12-130 and the Court Order dated August 30, 2023 in civil action number 24-A-01209-2, Superior Court Gwinnett County, did levy upon a parcel of land lying in Gwinnett County, Georgia hereinafter more fully described as the property of *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, that was advertised for sale for four consecutive weeks in the Gwinnett Daily Post for a sale to take place on November 5, 2024, and then offered for sale by public outcry to the highest and best bidder for cash, between the legal hours of sale, before the door of the Justice Center in Gwinnett County, Georgia, when the parcel was bid off by *Andrews Loan Holdings LLC*, being then and there the highest and best bidder, at and for a sum of \$270,000.00.

NOW, Keybo Taylor, for and in consideration of the foregoing premises and said sum of \$270,000.00 and by virtue of and in the exercise of the judicial foreclosure contained within the Order, hereby sells and conveys unto *Andrews Loan Holdings LLC*., successors, representatives, heirs and assigns the property described as follows:

All that tract or parcel of land lying and being in Land Lot 45 of the 5th Land District, Gwinnett County, Georgia, containing 3.80 acres, as shown on a plat of survey by Gerald W. Bryson dated August 27, 1979, recorded in Plat Book 11, Page 132B, Gwinnett County Records, and more particularly described as follows: Beginning at an iron pin on the Southeast right of way line of Plantation Road (80-foot right of way) located 2584.92 feet Northeast as measured along said right of way line and following the curvature thereof from its intersection with the Northeast right of way line of Arnold Road; run thence Northeast along the Southeast right of way line of Plantation Road 101.30 feet to a point; continue thence along said right of way line North 44 degrees 09 minutes 01 seconds East 109.27 feet to an iron pin; run thence South 29 degrees 47 minutes 03 seconds East 882.46 feet to an iron pin; run thence South 74 degrees 09 minutes 24 seconds West 195.68 feet to an iron pin; run thence North 30 degrees 38 minutes 17 seconds West 793.84 feet to an iron pin on the Southeast right of way line of Plantation Road and the place or point of beginning. Address also known as Parcel ID# R5045 099.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all estate, right title, interest, claim or demand of *Mary Frances Andrews, Individually, and as Trustee of the Fresh Beginning Trust; Tracie Andrews as Trustee of the Fresh Beginning Trust*, their representatives, heirs, successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

IN WITNESS WHEREOF, Keybo Taylor, Sheriff of Gwinnett County, has hereunto affixed its hand and seals the day and year first above written.

Jonesy Stokes
Witness

[Signature] (Seal)
Keybo Taylor
Sheriff of Gwinnett County

[Signature]
Notary Public



SALE PRICE: \$270,000.00
SALE DATE: 11-05-2024
CIVIL ACTION: 24-A-01209-2