



**WRIGHT
McLEOD**
ATTORNEYS AT LAW

KATIE SCHWEITZER
6004 EVANS TOWN CENTER BLVD.
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April 18, 2024

Ciara K. Hall
2819 Cougar Hill Court
Charlotte, North Carolina 28216
Via email: cmking87@gmail.com

RE: Force Alliance, LLC

Dear Ciara:

Enclosed is a recorded copy of the Warranty Deed you signed transferring 2767 Huntcliffe Drive to Force Alliance, LLC. Also enclosed is a statement with the invoices for legal services rendered. We previously sent you the first invoice, and the additional invoice is for the preparation of the deed and recording fee. I have circled the outstanding balance on the statement. The payment plan you and Wilson agreed to is still in effect. Please let us know if you have any questions.

Thank you for allowing us the opportunity to assist you in this matter, and please let us know if we can do anything for you in the future.

Sincerely,

Katie Schweitzer
Paralegal

RETURN TO
H. WILSON HAYNES, JR.
6004 Evans Town Center Blvd
Evans, GA 30809
(706) 922-8077
FILE # 208617

D: DEED B: 1921 P: 426 WD
03/29/2024 09:23 AM
Doc # 2024009979 Pages: 2 Rec Fees: \$25.00
Transfer Tax: \$0.00
Hattie Holmes Sullivan
Clerk of Superior Court, Augusta-Richmond County, GA
eFile Participant IDs: 4800995255,

TITLE NOT EXAMINED

STATE OF GEORGIA

COUNTY OF COLUMBIA

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of March, 2024, between **CIARA KING HALL f/k/a CIARA KING**, whose address is 2819 Cougar Hill Court, Charlotte, North Carolina 28216, hereinafter referred to as GRANTOR, and **FORCE ALLIANCE, LLC, a Georgia limited liability company**, whose address is 2819 Cougar Hill Court, Charlotte, North Carolina 28216, hereinafter referred to as GRANTEE,

WITNESSETH THAT the said GRANTOR, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand well and truly paid by the second part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, released, conveyed and confirmed, and by these presents does grant, bargain, sell, release, convey and confirm unto the said GRANTEE, its successors and assigns, the following described property, to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Richmond, being known and designated as Lot 207, Willhaven Subdivision, Phase III, Section 3, on a plat recorded in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Plat Book 9, Pages 9-14. Reference is made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Property being conveyed is subject to Protective Covenants applicable to Willhaven Subdivision which are recorded in the aforesaid Clerk's Office in Realty Reel 1213, Page 776, Realty Reel 1213, Page 793, Realty Reel 1263, Page 740, Realty Reel 1263, Page 748, Realty Reel 1281, Page 982, Realty Reel 1281, Page 986, Realty Reel 1324, Page 142, Realty Reel 1348, Page 986, Realty Reel 1348, Page 992.

This being the same property conveyed unto Ciara King by Warranty Deed of Pilon Communities, Inc., on August 30, 2013, recorded on September 11, 2013, in the Office of the Clerk of Superior Court of Richmond County, Georgia, in Deed Book 1411, Page 51.

Tax, Map, and Parcel No.: 065-3-099-00-0

Property Address: 2767 Huntcliffe Drive, Augusta, Georgia 30909

Said property is conveyed subject to applicable easements and restrictions of record.

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining, and the remainders, reversions, rents, issues and profits thereof, and every part thereof;

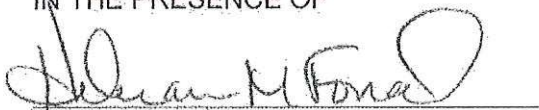
TO HAVE AND TO HOLD said land and all and singular the members and appurtenances thereunto belonging as aforesaid, and every part thereof, unto the said GRANTEE, its successors and assigns, forever, in fee simple;

AND THE SAID GRANTOR, her heirs and assigns, will warrant and forever defend the right and title to the above-described property unto the said GRANTEE, its successors, assigns and legal representatives, against the claims of all persons whomsoever, but not as against any exception hereinabove set forth.


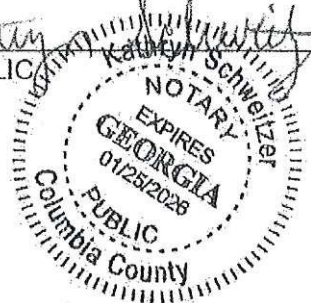
THE WORDS "GRANTOR" and "GRANTEE", as used in the singular herein, shall, when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively, and the word "successors" shall be substituted for the word "heirs" when appropriate.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal the day and year first above written as the date of these presents.

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF


UNOFFICIAL WITNESS

 L.S.
Ciara King Hall f/k/a Ciara King


NOTARY PUBLIC


Wright McLeod Attorneys at Law
 6004 Evans Town Center Blvd
 Evans, Georgia 30809

Statement

Date
4/18/2024

To:
Ciara K. Hall

		Amount Due	Amount Enc.		
		\$832.50			
Date	Transaction	Amount	Balance		
02/28/2024	Force Alliance, LLC- INV #019941. Orig. Amount \$1,350.00.	652.50	652.50		
04/18/2024	INV #020407. Orig. Amount \$180.00.	180.00	832.50		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
180.00	652.50	0.00	0.00	0.00	\$832.50

Wright McLeod Attorneys at Law
6004 Evans Town Center Blvd
Evans, Georgia 30809

Invoice

Invoice Date:

2/28/2024

Phone # 706-210-8040

PAST DUE

Bill To:

Ciara K. Hall
2819 Cougar Hill Court
Charlotte, NC 28216

Invoice #: 019941

Case:

Force Alliance, LLC

Date	Description	Hours/Qty	Rate	Amount
	Formation of Force Alliance, LLC		450.00	450.00
	Prepare Operating Agreement		200.00	200.00
	Annual Fee to Serve as Registered Agent		175.00	175.00
	Fee to Serve as Corporate Office		250.00	250.00
	Obtain Tax ID Number		75.00	75.00
	Filing Fee - Georgia Secretary of State		200.00	200.00

Payment Due Upon Receipt

Total	\$1,350.00
Payments/Credits	-\$697.50
Balance Due	\$652.50

Contact: Lisa Churchill
Direct Line: 706-922-8042

Wright McLeod Attorneys at Law
6004 Evans Town Center Blvd
Evans, Georgia 30809

Invoice

Phone # 706-210-8040

Invoice Date:

4/18/2024

Bill To:

Ciara K. Hall
2819 Cougar Hill Court
Charlotte, NC 28216

Invoice #: 020407

Case:

Warranty Deed

Date	Description	Hours/Qty	Rate	Amount
3/27/2024	Preparation of Warranty Deed for 2767 Huntcliffe Drive		154.38	154.38
	Recording Fee		25.62	25.62

Total \$180.00

Payments/Credits \$0.00

Balance Due \$180.00

Payment Due Upon Receipt

Contact: Lisa Churchill
Direct Line: 706-922-8042