



Prepared By: The Law Office of Shannon Williams, P.C. MBN#100412 5960 Getwell Road, Ste 212 B Southaven, MS 38672 (662) 895-9000 * (662) 895-6000 (Fax) RE18-231	Return To: Law Offices of Shannon H. Williams, P.C. MBN#100412 5960 Getwell #212B Southaven, MS 38672 (662) 895-9000 * (662) 895-6000 (Fax) RE18-231
Grantor's Address 1842 SHADY WIND DR. SOUTHAVEN, MS 38671 Phone: 724-994-6558 Phone: N/A	Grantee's Address 1842 SHADY WIND DR. SOUTHAVEN, MS 38671 Phone: 724-994-6558 Phone: N/A

BETH A. GAIA* and husband, JOHN J. GAIA, III**

GRANTOR (S)

TO

QUIT CLAIM DEED

BETH A. GAIA and husband, JOHN J. GAIA, III

GRANTEE (S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **BETH A. GAIA* and husband, JOHN J. GAIA, III**, hereinafter referred to as "Grantor(s)" does hereby sell, release, remise, quit claim and convey unto **BETH A. GAIA and husband, JOHN J. GAIA, III, AS TENANTS BY THE ENTIRETY WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, hereinafter referred to as "Grantee(s)", the land lying and being situated in DeSoto County, MS, described as follows, to-wit:

Lot 1, WINDSOR TRACE SUBDIVISION as located in Section 5, Township 2 South, Range 7 West, DeSoto County, MS, as shown on plat of record in Plat Book 102, Pages 20-21, in the Office of the Chancery Clerk, DeSoto County, MS.

Property more commonly known as: 1842 SHADY WIND DR., SOUTHAVEN, MS 38671.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 563, Page 177 and Book 630, Page 767.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 102, Pages 20-21.

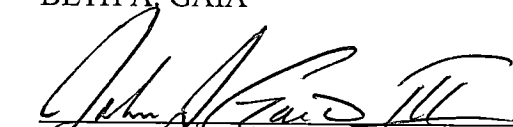
The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, MS.

BETH A. GAIA** is one and the same as BETH A. MAYO as shown on Warranty Deed dated October 31, 2018 and filed for record on November 2, 2018 in Book 872, Page 60 in the Chancery Clerk's Office of Desoto County, Mississippi. *JOHN J. GAIA, III**, spouse of Grantor hereby conveys grant, sell, convey and confirm unto the Grantee, and Grantee heirs and assigns, all right, claims and interest of every kind, character the spouse of Grantor may have or may hereafter acquire by virtue of the spouse of Grantor marriage, or otherwise; to the Grantor, including but not limited to homestead as provided by the laws of the state, to afore described real property, but the spouse of Grantor does not join in the covenants and warranties of this indenture.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the pro-ration as of this date are incorrect, then the parties hereto agree to pay on the basis of an actual pro-ration. Possession is to be given with delivery of this deed.

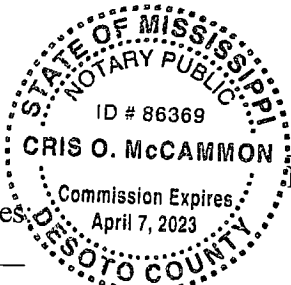

WITNESS OUR SIGNATURES, this the 14 day of February, 2020.


BETH A. GAIA


JOHN J. GAIA, III

STATE OF MS
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named, **BETH A. GAIA AND JOHN J. GAIA, III** who acknowledged that they signed and delivered the above and foregoing Quit Claim Deed as their free and voluntary act and deed and for the purposes therein expressed.

My Commission Expires  
Notary Public (SEAL)