



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-02938	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	RHONDA LYNN FANT-BURKE		
PROPERTY ADDRESS:	5189 BOYNTON DRIVE, RINGGOLD, GA 30736		
CITY, STATE AND COUNTY:	RINGGOLD, GEORGIA (GA) , CATOOSA		

SEARCH INFORMATION

SEARCH DATE:	09/09/2025	EFFECTIVE DATE:	09/04/2025
NAME(S) SEARCHED:	FANT-BURKE RHONDA, FANT-BURKE RHONDA, FANT BURKE, FANT BOBBIE, FANT W, FANT BRITTON		
ADDRESS/PARCEL SEARCHED:	5189 BOYNTON DRIVE, RINGGOLD, GA 30736/0014D025		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RHONDA LYNN FANT-BURKE	
COMMENTS:	

VESTING DEED

DEED TYPE:	GEORGIA QUITCLAIM DEED	GRANTOR:	BOBBIE FANT
DATED DATE:	06/29/2021	GRANTEE:	RHONDA LYNN FANT-BURKE
BOOK/PAGE:	2148/607	RECORDED DATE:	06/30/2021
INSTRUMENT NO:	D2021006317		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF RINGGOLD
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ADDITIONAL NOTES

QUITCLAIM DEED RECORDED ON 06/14/2021 BOOK 2145 PAGE 197 IN INSTRUMENT NO. D2021005809.

WARRANTY DEED RESERVING LIFE ESTATE RECORDED ON 01/13/2016 BOOK 1806 PAGE 0481.

WARRANTY DEED RECORDED ON 10/12/2004 BOOK 1132 PAGE 475.

LEGAL DESCRIPTION

ITS SUCCESSORS AND ASSIGNS, ALL THE RIGHT, TITLE, INTEREST, CLAIM OR DEMAND THE SAID GRANTORS HAVE IN AND TO THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ORIGINAL LAND LOT NO. 162, IN THE 9TH DISTRICT AND 4TH SECTION OF CATOOSA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF BOYNTON DRIVE, A DISTANCE OF 283.5 FEET SOUTH ALONG SAID ROAD FROM THE INTERSECTION OF THE WEST LINE OF SAID ROAD WITH THE ORIGINAL NORTH LINE OF SAID LAND LOT; THENCE ALONG THE WEST LINE OF BOYNTON DRIVE SOUTH 89 DEGREES 55 MINUTES EAST, A DISTANCE OF 235 FEET TO A POINT; THENCE SOUTH 88 DEGREES 05 MINUTES WEST A DISTANCE OF 523.5 FEET TO A POINT; THENCE NORTH 05 DEGREES 30 MINUTES EAST, A DISTANCE OF 167.5 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 236 FEET TO A POINT; THENCE NORTH 15 DEGREES 00 MINUTES EAST, A DISTANCE OF 61 FEET TO A POINT; THENCE NORTH 89 DEGREES 30 MINUTES EAST, A DISTANCE OF 142.5 FEET TO THE POINT OF BEGINNING, ALL ACCORDING TO SURVEY DRAWING OF JACK B. KIMSEY, GEORGIA REGISTERED LAND SURVEYOR NO. 1417, #97-GA-63, DATED JANUARY 16, 1997.

BEING THE SAME PROPERTY CONVEYED TO BOBBIE FANT BY QUITCLAIM DEED FROM BOBBIE FANT AND BRITTON THOMAS FANT RECORDED IN BOOK 2145, PAGE 197, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CATOOSA COUNTY, GEORGIA (THE PURPOSE OF THE FOREGOING DEED IS TO CANCEL LIFE ESTATE OF BOBBIE FANT AND CONVEY PROPERTY IN ITS ENTIRETY TO BOBBIE FANT.)

BEING ALSO THE SAME PROPERTY CONVEYED TO BRITTON THOMAS FANT BY WARRANTY DEED RESERVING LIFE ESTATE FROM W. LEONARD FANT AND BOBBIE FANT RECORDED IN BOOK 1806, PAGE 481, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CATOOSA COUNTY, GEORGIA

BEING ALSO THE SAME PROPERTY CONVEYED TO W. LEONARD FANT AND BOBBIE FANT BY WARRANTY DEED FROM MARIAN B. RAMSEY FKA MARIAN Y. WALDEN AKA MARION V. WALDEN RECORDED IN BOOK 1132, PAGE 475, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF CATOOSA COUNTY, GEORGIA.