

Deed Book 16086 Page 6175
Filed and Recorded 9/12/2022 1:27:00 PM
2022-0104462
Real Estate Transfer Tax \$281.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3939890538
7067927936

Return to:
NEEL, ROBINSON & STAFFORD, LLC
5555 GLENRIDGE CONNECTOR, SUITE 400
ATLANTA, GA 30342
File No.: 2261152E
Parcel No. 16099102850

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

INDENTURE, made on 8th day of September, 2022, between

Eric Smith and Rochonda M. Pearson NKA Rochonda Smith

(hereinafter referred to as "Grantor") and

Raycar Group, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 991 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 120, BARNS MILL LAKE SUBDIVISION UNIT II AS PER PLAT RECORDED IN PLAT BOOK 116, PAGE 29, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART HEREOF; BEING IMPROVED PROPERTY KNOWN AS 1701 GRIST MILL, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN COBB COUNTY, GEORGIA.

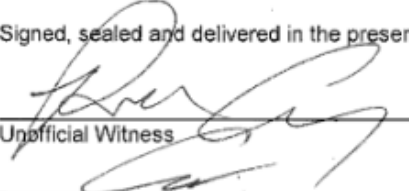
This Deed is given subject to all easements, restrictions and encumbrances of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal.

Signed, sealed and delivered in the presence of:


Unofficial Witness

Notary Public

My Commission Expires:

[Notary Seal]




Eric Smith (SEAL)


Rochonda M. Pearson NKA Rochonda Smith (SEAL)