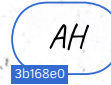


120 ALDEN AVE NW UNIT D2



After Recording Return To:
McMichael & Gray, P.C.
2920 Ronald Reagan Blvd., Suite 110
Cumming, GA 30041

Order No.: PIN-230055-PUR

Property Appraiser's Parcel I.D. Number:
17 -0109-0015-007-2

Deed Book 66605 Page 543
Filed and Recorded 03/08/2023 03:59:00 PM
2023-0098494
Real Estate Transfer Tax \$175.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7339863107
7067927936

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FORSYTH

THIS INDENTURE, made this 2nd day of March, 2023, between

Laura Katherine Kirby

as party or parties of the first part, hereinafter called Grantor, and

Andres Herrera

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in the City of Atlanta in Land Lots 147 and 109 of the 17th District, Fulton County, Georgia, being more particularly described as follows: Condominium Unit No.D2 of Brookwood Forest Condominium, as more particularly described and delineated in the Amended and Restated Declaration of Condominium for Brookwood Forest Condominium, recorded in Deed Book 36939, Page 651, et seq., Fulton County, Georgia, Records, as the same may be amended. This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the Plat recorded in Condominium Plat Book 5, Page 22, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Cabinet 2, Folder 40, Fulton County, Georgia, Records, as the same may be amended.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.