

FILE 8037

DEED BOOK: 14986 PG: 2391  
Filed: 11/06/2024 10:46 AM CFN: 28-2024-031024  
Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court Cherokee Cty, GA

COPY FOR YOUR  
INFORMATION

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

25-01

Mail recorded deed to:  
W. Allen Separk  
Attorney at Law  
P. O. Box 3475  
Marietta GA 30061-3475  
(770) 422-3200

THIS INDENTURE made this 1st day of November, 2024, by and between **SUSAN LESTER ASHWORTH and WILLIAM WALLACE LESTER, as tenants in common**, as parties of the first part, hereinafter collectively referred to as Grantor, and **SUSAN LESTER ASHWORTH, individually, and WILLIAM WALLACE LESTER, individually, as joint tenants with right of survivorship and not as tenants in common**, as parties of the second part, hereinafter collectively referred to as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

### WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, Grantor's interest in that certain parcel of land located in Cherokee County, Georgia as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 200, 15<sup>th</sup> District, 2<sup>nd</sup> Section, City of Holly Springs, Cherokee County, Georgia, Being more particularly described in EXHIBIT "A" attached hereto and made a part hereof by reference.

The legal description on EXHIBIT "A" attached hereto is taken from the Plat of Survey by CC Land Surveyors with a certification date of 2/20/2023 and signed by Cathy B. Costarides, said plat being recorded August 7, 2023 in Plat Book 120, page 690, Cherokee County, Georgia records.

This is part of the same property described in that certain Assent of Executor to Devise from Daniel Wallace Lester, as executor of the Estate of Ruby Grace Poindexter Lester to Daniel Wallace Lester dated and recorded May 11, 2004 in Book 7070, pages 306-309, Cherokee County, Georgia records; that certain Assent of Executor to Devise from Daniel Wallace Lester, as executor of the Estate of Wallace L. Lester to Daniel Wallace Lester dated and recorded May 11, 2004 in Book 7070, pages 310-313, Cherokee County, Georgia records; that certain Certificate of Order of Year's Support for the benefit of Lanelle Moore Lester dated November 16, 2018 and recorded December 21, 2018 in Deed Book 14325, pages 16-18, Cherokee County, Georgia records; and recorded August 7, 2023 in Plat Book 120, page 690, Cherokee County, Georgia records; that certain Deed of Assent from Susan Lester Ashworth as executor u/w of Lanelle Moore Lester as Grantor to Susan Lester Ashworth, individually, and William Wallace Lester, individually, as Grantee dated October 3, 2024 and recorded October 4, 2024, in Deed Book 14979, pages 1272-1273, Cherokee County, Georgia records; and that certain Quitclaim Deed from Susan Lester Ashworth as executor of the Estate of Lanelle Moore Lester to Susan Lester Ashworth, individually, and William Wallace Lester, individually, as tenants in common, dated October 3, 2024 and recorded October 4, 2024 in Deed Book 14979, pages 1274-1276, Cherokee County, Georgia records.

**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 parties of the second part, their heirs and assigns, forever, in *fee simple*.

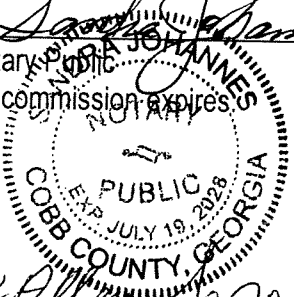
**AND THE SAID** parties of the first part, their heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said parties of the first part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

W. Allen Sparks  
Witness

Susan I. Ashworth (SEAL)  
SUSAN LESTER ASHWORTH

Sworn to and subscribed before me  
this 1<sup>st</sup> day of November, 2024.

Sandra Johanne  
Notary Public  
My commission expires 7/19/2028  
  
W. Allen Sparks  
Witness

William W. Lester (SEAL)  
WILLIAM WALLACE LESTER

Sworn to and subscribed before me  
this 1<sup>st</sup> day of November, 2024.

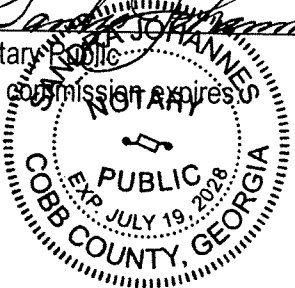
Sandra Johanne  
Notary Public  
My commission expires 7/19/2028  


EXHIBIT "A"

**Legal Description  
101 Hembridge Drive  
Canton, Georgia 30115**

All that parcel of land lying and being in Land Lot 200, 15th District, 2nd Section, City of Holly Springs, Cherokee County, Georgia; being more particularly described as follows:

**Begin** at a ½" iron rebar found at the intersection of the east right-of-way line of Holly Springs Parkway ( aka State Hwy 5 - having a variable right-of-way ) and the south land lot line of Land Lot 200 ( common with the north line of Land Lot 233 );

**Thence** along the eastern right-of-way line of Holly Springs Parkway, North 06 degree 29 minutes 36 seconds West a distance of 58.00 feet to a ½" iron rebar set with cap on the southern right-of-way line of Hembridge Drive (having a variable right-of-way );

**Thence** along said right-of-way North 53 degrees 37 minutes 37 seconds East a distance of 72.44 feet to a ½" iron rebar found with cap;

**Thence** continuing along said right-of-way North 44 degrees 01 minutes 27 seconds West a distance of 9.04 feet to a ½" iron rebar found;

**Thence** continuing along said right-of-way along a curve to the left having an arc length of 11.32 feet, a radius of 64.26 feet and being subtended by a chord which bears North 40 degrees 56 minutes 27 seconds East a distance of 11.31 feet to a ½" iron rebar found on the centerline of an abandoned road ( Rachel Drive – Old Hwy 5, having a 30 foot right-of-way );

**Thence** along said centerline North 88 degrees 18 minutes 22 seconds East a distance of 50.76 feet to a ½" iron rebar found;

**Thence** continuing along said centerline South 72 degrees 06 minutes 15 seconds East a distance of 53.16 feet to a ½" iron rebar found;

**Thence** continuing along said centerline South 55 degrees 07 minutes 46 seconds East a distance of 40.62 feet to a ½" iron rebar found;

**Thence** continuing along said centerline South 35 degrees 17 minutes 35 seconds East a distance of 53.52 feet to a ½" iron rebar found;

**Thence** continuing along said centerline South 14 degrees 33 minutes 09 seconds East a distance of 35.88 feet to a ½" iron rebar found on the south land lot line of Land Lot 200 ( common with the north line of Land Lot 233);

**Thence** along the south land lot line North 88 degrees 16 minutes 29 seconds West a distance of 15.63 feet to a ½" iron rebar found;

**Thence** continuing along said land lot line North 89 degrees 54 minutes 04 seconds West a distance of 211.86 feet to a point, being the **Point of Beginning**.

Said tract or parcel of land containing 20,907 square feet or 0.48 acre.

Parcel Identification Number (PIN): 15-0233-0003