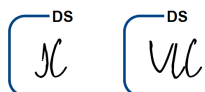


Deed Book 64875 Page 479
Filed and Recorded 11/24/2021 10:42:00 A
2021-0353534
Real Estate Transfer Tax \$580.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 6885630914



Thomas & Brown LLC
241 Heritage Walk
Woodstock, GA 30188

Record and Return to:
Thomas & Brown, LLC
4080 McGinnis Ferry Road, Suite 1003
Alpharetta, GA 30005
Order No.: A210357S
Tax Parcel ID: 11-0362-0156-108-2

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this 18th day of November, 2021, between

Wayne C. Joe

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

John Alan Cloutier and Victoria Lyn Cloutier as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 00/100's DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156 OF THE 1ST DISTRICT, 1ST SECTION, FULTON COUNTY, GEORGIA, BEING LOT 113, BLOCK A, UNIT TWO, BROOKHOLLOW SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 162, PAGE 138, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PROPERTY ADDRESS: 310 CREEKSIDE DRIVE, ALPHARETTA GA 30022

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

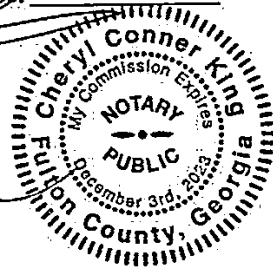
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

[Notary Seal]



GRANTOR:

Wayne C. Joe

(Seal)