

DEED BOOK:14799 PG:1267 Filed: 06/12/2022 09:09 PM Clerk File Number: 28-2022-024549
Rec: \$25.00 TRANSFER TAX \$386.50
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 3905886521

Exhibit "A"

Return Recorded Document to:

The Beltrami Law Firm, P.C.
1820 The Exchange
Suite 150
Atlanta, GA 30339

Tax Parcel ID #: 21N11D416

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

File #: 22-3

THIS INDENTURE, Made the 7th day of June, in the year 2022, between SDH Atlanta LLC, a Georgia limited liability company (f/k/a SDC Gwinnett LLC, a Georgia limited liability company), as party or parties of the first part, hereinafter called Grantor, and Jillian R. Nottingham, 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 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:

ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOT 977 OF THE 21ST DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, AND BEING LOT 16, VICTORY PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 1557-1560, CHEROKEE COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Property Address: 165 WINNER STREET, ACWORTH, GA 30102

This conveyance is made subject to all covenants, 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, 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.