

RETURN RECORDED DOCUMENT TO:
J. L. WILLIAMSON LAW GROUP, LLC
P.O. BOX 60549
SAVANNAH, GEORGIA 31420

Cross-Reference Deed Book 16214 Page 6143

State of Georgia
County of Cobb

GIFT DEED

This indenture is made this 19th day of June, 2024, between Abbas Edalat (the "Grantor") and Roxanna Barzegar-Darvish, as Trustee of the Mahnaz Edalat Barzegar Irrevocable Trust dated May 17, 2024 (the "Grantee").

WITNESSETH

That the Grantor, for and in consideration of love and affection and other good and valuable consideration, does hereby give, grant, and convey unto the Grantee all of the right, title, interest, claim, or demand which the Grantor has or may have had in and to the following property (the "Property"):

All that tract or parcel of land lying and being in Land Lot 61 and 62 of the 1st District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

To reach the true Point of Beginning, start at the intersection of the Southeasterly Right-of-Way of Marietta-Roswell Road (as said Right-of-Way existed prior to 1987) with the West line of Land Lot 62 and run thence Northeasterly along said prior existing Right-of-Way for a distance of 490.50 feet; thence run South 05 Degrees 26 Minutes 47 Seconds East for a distance of 15.61 feet to an iron pin set on the current Right-of-Way of Marietta-Roswell Road (based on a 126 foot Right-of-Way) at the true Point of Beginning, from said point as thus established and following said Right-of-Way, run 198.08 feet along a curve to the Northeast, said curve having a chord bearing North 64 Degrees 02 Minutes 20 Seconds East a distance of 197.95 and a radius of 1574.02 feet to an iron pin set; thence leaving said Right-of-Way, run South 00 Degrees 00 Minutes 00 Seconds East for a distance of 312.11 feet to an iron pin set; thence North 81 Degrees 59 Minutes 11 Seconds

