

Deed Book 16123 Page 1540  
Filed and Recorded 03/28/23 2:23:00 PM  
2023-0022874  
Real Estate Transfer Tax \$630.00  
Connie Taylor  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 6885630914  
0466245412



Exhibit "A"

**Record and Return to:**  
Thomas & Brown, LLC  
3730 Roswell Road, Suite 25  
Marietta, GA 30062  
Order No.: E230202S  
Tax Parcel ID: 16118700040

### **LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this 27th day of March, 2023, between

**Courtney Lee Crooks**

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

**Rajib Auddy and Arpita Auddy 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 1187 of the 16th District, 2nd Section of Cobb County, Georgia, being Lot 11, Block C, Kings Cove, Unit II, Section I, as per plat recorded in Plat Book 50, Page 68, Cobb County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

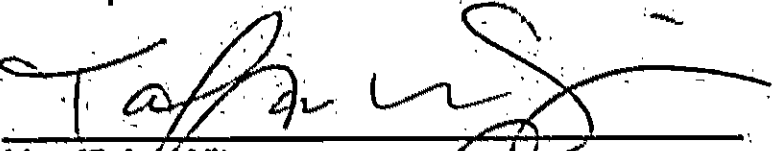
Subject to all easements and restrictions of record.

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.

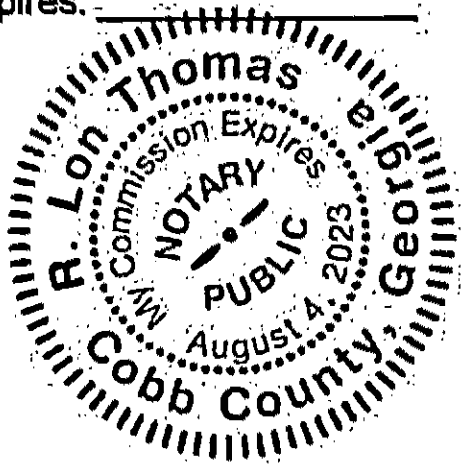
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

[Notary Seal]



GRANTOR:  
  
\_\_\_\_\_  
Courtney Lee Crooks (Seal)