

Deed Book 66807 Page 11
Filed and Recorded 05/15/2023 01:58:00 PM
2023-0142777
Real Estate Transfer Tax \$1,330.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3939890538
7067927936

Return to:
NEEL, ROBINSON & STAFFORD, LLC
5555 GLENRIDGE CONNECTOR, SUITE 400
ATLANTA, GA 30342
File No.: 2362903E
Parcel No. 22-5080-0834-079-2

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

INDENTURE, made on 11th day of May, 2023, between

Cheryl L. Lynch and David Lynch

(hereinafter referred to as "Grantor") and

David Anthony Snyder and Blanca Rosa Snyder
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 834 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 3 of Bethany Green as per Plat recorded in Plat Book 206, Page 12, Fulton County Records, which Plat is incorporated herein by reference and made a part hereof.

This Deed is given subject to all easements, restrictions and encumbrances of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.