

Return to: MCMANAMY MCLEOD HELLER, LLC
200 Glenridge Point Parkway, Suite 450
Atlanta, GA 30342
File # 21-41-0236S
Parcel ID: 22-4250-0628-046-8

STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE made this **8th day of June, 2021** between

Michael Van Aken and Sheryl Van Aken

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

Ramin Lamei and Tanya Lamei
as Joint Tenants With Rights of Survivorship,

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 DOLLARS and other good and valuable consideration (\$10.00) 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:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 628, OF THE 2ND DISTRICT, 2ND SECTION, OF FULTON COUNTY, GEORGIA, IN THE CITY OF MILTON, BEING LOT NO. 255, UNIT 2A, WHITE COLUMNS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 218, PAGES 43-50, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY, BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 1425 ROLLING LINKS DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN FULTON COUNTY, GEORGIA.

BEING TAX PARCEL ID #22-4250-0628-046-8

Subject to all easements and restrictive covenants 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.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims passing by or through Grantor.

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