

Rec: \$25.00 TRANSFER TAX \$650.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 7790930708 SubmitterID: 7067927936

Return to:

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5780 Windward Parkway, Suite 225

Alpharetta, GA 30005

File No.: 26-259538-REG

STATE OF GEORGIA
COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE, made on **31st day of July, 2024**, between

Christopher J. Ernest

(hereinafter referred to as "Grantor") and

Payman Zarkesh-Ha Azadeh Hosseini
As Joint Tenants With Right 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 1194 of the 3rd District, 2nd Section, Cherokee County, Georgia, being Lot 24, Birmingham Manor Subdivision, as per plat recorded in Plat Book 63, Page 105, Cherokee County, Georgia records.

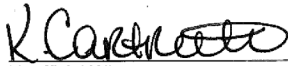
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness


Christopher J. Ernest

Notary Public

Commission expires:

