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Exhibit "A"
Property Legal Description

DEED B: 59026 P: 00429
08/03/2021 01:25 PM Pgs: 2 Fees: $25.00
TTax: $300.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672021025910

Record and Return to:
Lueder, Larkin & Hunter, LLC
2675 Mall Of Georgia Blvd, Building 400, Suite 402
Buford, GA 30519
File No.: GA-BD-21-0605-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT
APN/Parcel ID: R6081 134 and R6081 133

THIS INDENTURE, made this 30th day of July, 2021, between

Wendy Waters Nelson aka Wendy G. Nelson aka Wendy Nelson

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

Eric Hernandez and Katharine Hernandez
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).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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 81 of the 6th District, Gwinnett County, Georgia, being known and designated as Lots 22 and 23, Block A, Ridgeland Forest Subdivision, Unit 1, as per plat recorded at Plat Book 2, Page 104, Gwinnett County, Georgia Records, which plat by reference is incorporated into and made a part of this description.

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.

EH 11/20/24 5:59 PM EST dotloop verified

KH 11/20/24 3:38 PM EST dotloop verified

dotloop signature verification: dtlp.us/jqp2-OffB-oZLZ

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

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]

ASHOK PAVAMANI
MY COMMISSION EXPIRES
JUNE
13
2024
HALL COUNTY, GA
NOTARY PUBLIC

GRANTOR:

(SEAL)
Wendy Waters Nelson aka Wendy G. Nelson aka
Wendy Nelson