dotloop signature verification: dtlp.us/wNNC-fubQ-Kcfg

EXHIBIT "1," PROPERTY LEGAL DESCRIPTION

AFTER RECORDING, PLEASE RETURN TO:

MERINO & ASSOCIATES, LLC
2230 Towne Lake Parkway
Bldg. 400-140
Woodstock, GA 30189
M18020059

Deed Book 58629 Pg 73
Filed and Recorded Apr-03-2018 12:18pm
2018-0084035
Real Estate Transfer Tax $330.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

GENERAL WARRANTY DEED

THIS INDENTURE, made this 29th **day of March, 2018**, by and between **Julie D. Staggs,** as party or parties of the first part, hereinafter called **GRANTOR**, and **Maria Eugenia Molinelli** 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 CONSIDERATIONS ($10.00) DOLLARS 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 35 of the 17th District of Fulton County, Georgia, being more particularly described as follows:

That certain Condominium Unit Number #4250, and rights appurtenant thereto as described in that certain Declaration of Condominium for Serrano, a condominium, recorded in Deed Book 49281, Page 93, Fulton County, Georgia Records, and as depicted by that certain plat recorded in Condominium Plat Book 19, Page 100 also recorded in Plat Book 20, Page 62, aforesaid records, and in accordance with Floor Plans Book 50, Page 125 and Floor Plans Book 53, Page 1, aforesaid records, together with said unit's undivided percentage interest in the common elements of Serrano, as provided by said declaration, which declaration, plat, plan and allied instruments and amendments executed thereto, are hereby incorporated herein by reference and made a part of the description of the property described hereby.

Subject Property Address: **901 Abernathy Road, Unit 4250, Sandy Springs, GA 30328**

Parcel ID: **17-0035-LL-539-1**

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 behalf 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 of all persons whomsoever.

MEM 04/01/24 9:32 AM EDT dotloop verified

QB 03/29/24 4:04 PM EDT dotloop verified

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public (Seal)

B MCCORMICK NOTARY PUBLIC COBB COUNTY, GEORGIA EXP. AUGUST 9, 2020

(SEAL)
Julie D. Staggs