

Filed 09/19/2022 04:41PM
Bk 01598 Pg 0521-0523
Deed Doc: WD
Georgia Transfer Tax Paid :
\$448.00 0422022001744
Penalty: \$0.00 Interest: \$0.00
Participants: 2979894615,7067927936
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-18039-22-DR

Parcel ID: 107 014 050

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 16th day of September, 2022 by and between **D.R. Horton, Inc., a Delaware Corporation**, as party or parties of the first part, hereinafter called Grantor, and **Sydney Nicole Lehotan and Matthew Nolan Forrest**, 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).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

Deed (Limited Warranty)

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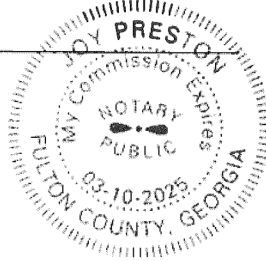
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Mecum McKnight
Unofficial Witness

Joy Preston
Notary Public

My Commission Expires: _____



D.R. Horton, Inc., a Delaware Corporation
BY: Jana M...

CORPORATE SEAL



EXHIBIT "A"

File No.: W-18039-22-DR

All that tract or parcel of land lying and being in Land Lot 478, 13th District, South Section of Dawson County, Georgia and being Lot 50, as shown on the Final Subdivision Plat of Sosebee Creek, Phase 2B, as per plat recorded in Plat Book 86, Pages 231-236, as revised in Plat Book 87, pages 70-75, Dawson County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Deed (Limited Warranty)

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