

DEED B: 61662 P: 00803
02/04/2025 01:39 PM Pgs: 2 Fees: \$389.90
TTax: \$364.90
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672025002399
ERECORDED

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: GWT-GA-245117-PUR

Property Appraiser's Parcel I.D. Number:
R5101 685

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 23rd day of January, 2025, between

Direct Residential Communities of Cooper's Crossing, LLC, a Georgia Limited Liability Company

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

Abosede Oshinubi

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 And No/100 Dollars (\$10.00) and other good and 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,

All that tract or parcel of land lying and being in Land Lots 101 & 124 of the 5th District, Gwinnett County, Georgia, being Lot 5, Block A, of Enclave At Cooper Creek Subdivision, as per plat recorded in Plat Book 164, Pages 273-276, Gwinnett County, Georgia records, said plat is incorporated herein and made a part hereof for a more complete description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 of all persons owning, holding or claiming by, through or under the said Grantor.

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

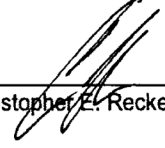
Signed, sealed and delivered in the presence of:



Unofficial Witness

Liam Milando
Notary Public

Direct Residential Communities of Cooper's Crossing, LLC,
a Georgia limited liability company

By:  (Seal)
Christopher E. Recker, Authorized Signatory

My Commission Expires: 10/24/2028
[Notary Seal]

