

Rec: \$25.00 TRANSFER TAX \$745.00

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

ParticipantIDs: 2979894615 SubmitterID: 7067927936

**Record and Return to:**

Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.: W-R-04496-22-WC**

Parcel ID: 15N12J 042

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made this 11th day of July, 2022 by and between **Susan Elizabeth Newsome and Velt Wesley Newsome**, as party or parties of the first part, hereinafter called Grantor, and **Mark Radell and Kimberly Radell**, 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.

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

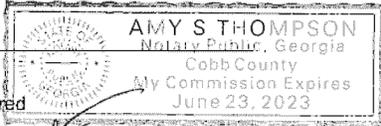
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

Susan Elizabeth Newsome (Seal)  
Susan Elizabeth Newsome

Notary Public

My Commission Expires:



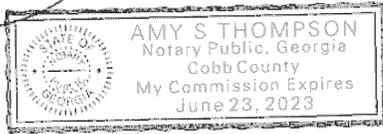
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (Seal)  
Velt Wesley Newsome

Notary Public

My Commission Expires:



## EXHIBIT "A"

**File No.: W-R-04496-22-WC**

All that tract or parcel of land lying and being in Land Lot 1140 of the 15th District, 2nd Section, Cherokee County, Georgia, being Lot 42, South on Main Subdivision, Phase IA, as per plat recorded in Plat Book 118, Pages 245-252, Cherokee County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Subject to any easements or restrictions of record.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 228 Dawson Dr, according to the present system of numbering property in the city of Woodstock, Cherokee County, Georgia.