

Rec: \$25.00 TRANSFER TAX \$399.30

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

ParticipantIDs: 5064028823 SubmitterID: 7067927936

**After Recording Return To:**

The Albertelli Firm, PC  
100 Galleria Parkway, Suite 960  
Atlanta, GA 30339  
Our File No.: AGA19-72176.DS

Order No.: AGA19-72176.DS

**SPECIAL WARRANTY DEED**

STATE OF Florida

COUNTY OF Hillsborough

This Indenture made this 10th day of March, 2020 between Knock Property 1, LLC, a Delaware Limited Liability Company, whose address is Knock Homes LLC, Attn: AR Department c/o: Tiffany Scott 309 East Paces Ferry Rd NE, Suite 400, Atlanta, GA 30305 of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jenelle Hilemon and Michael Hilemon, whose address is 132 Amberleigh Drive, White, GA 30184 as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Three Hundred Ninety-Nine Thousand Two Hundred Seventy Three And No/100 Dollars (\$399,273.00) 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,

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

**Parcel ID: 22N06C 050**  
**Property Address: 132 Amberleigh Drive, White, GA 30184**

SUBJECT to restrictive covenants and general utility easements of record.

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 lawful claims and demands of all persons claiming by, through, or under the above named Grantor, but against none other.

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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:

Knock Property 1, LLC

BY:

*[Signature]*  
Bryan Linn, Authorized Signatory for Starline Title Partners, LLC a Florida limited liability company as Attorney-in-Fact for Knock Property 1, LLC a Delaware limited liability company

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public

My Commission Expires: Elizabeth Hammond

Parcel ID: 22N06C 050  
Property Address: 132 Amberleigh Drive, White, GA 30184



Executed pursuant to a Limited Power of Attorney recorded in Deed Book 8994  
Page 557-563 Forsyth  
County, Georgia Records

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CHEROKEE, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 22ND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING LOT 50, AMBERLEIGH AT HAYNES CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 90, PAGES 102 AND 103, CHEROKEE COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Parcel ID: 22N06C 050

Commonly known as 132 Amberleigh Drive, White, GA 30184  
However, by showing this address no additional coverage is provided