

Rec: \$25.00 TRANSFER TAX \$0.00

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

ParticipantIDs: 3571100979

Return to:
GRACE CHUN & ASSOCIATES, LLC
2100 POWERS FERRY ROAD, SUITE 105
ATLANTA, GA 30339
GC-21-0149

LIMITED WARRANTY DEED

Parcel 10
15N12-177

THIS INDENTURE made this the 12TH day of APRIL, 2021, by and between KEVIN F. TANEY, party or parties of the first part, hereinafter referred to as "Grantor", and KEVIN F. TANEY AND ELAINIA MAY TANEY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollar (\$10.00) and other good and valuable consideration 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:

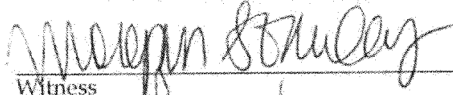
SEE ATTACHED EXHIBIT "A"

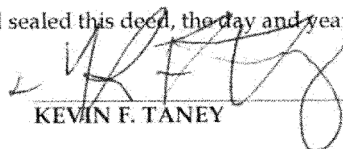
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD said tract or parcel of land to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

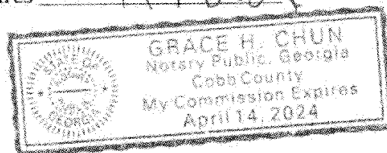
AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons by, through, or under Grantor herein.

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


Witness


KEVIN F. TANEY

Notary Public
My commission expires
(Notary Seal)



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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1141 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING LOT 144, SOUTH ON MAIN SUBDIVISION, PHASE 3A-2, AS PER PLAT RECORDED IN PLAT BOOK 119, PAGE 820-827, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. PARCEL ID NUMBER: 15N12 177 (MOTHER PARCEL). SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

(GC-21-0149.PFD/GC-21-0149/38)