



Type: STATE LAND RECORDS
Recorded: 8/1/2022 1:56:00 PM
Fee Amt: \$760.00 Page 1 of 3
Transfer Tax: \$735.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 1663542869,
7067927936

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: AA221828C
(Phone No.: (770)521-1180)

BK 10788 PG 663 - 665

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 176-386

LIMITED WARRANTY DEED

THIS INDENTURE, made on **29th day of July, 2022**, between

Brack Hudson and Wendy Hudson

(hereinafter referred to as "Grantor") and

Rajesh Challa and Bala Naga Bhaskari Yalamanchili
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

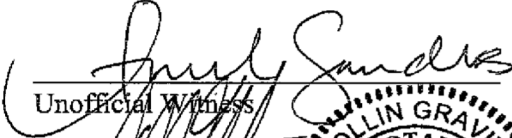
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

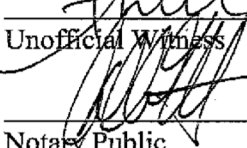
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

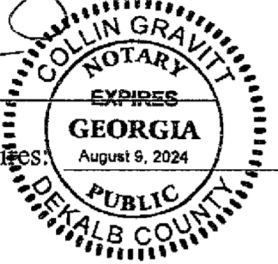
Limited Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission Expires:
[Attach Notary Seal]




Brack Hudson


Wendy Hudson

Limited Warranty Deed

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 572 of the 2nd District, 1st Section, Forsyth County, Georgia, being Lot 75, Blackstock Mill, Phase 2A, as per plat recorded in Plat Book 96, Pages 34-48, Forsyth County Records, said plat being incorporated herein by reference thereto.

Parcel ID: 176 386

Limited Warranty Deed