

Deed Book 65111 Pg 530
Filed and Recorded Jan-10-2022 09:51am
2022-0006560
Real Estate Transfer Tax \$416.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

SLEPIAN SCHWARTZ & LANDGAARD
42 EASTBROOK BEND
PEACHTREE CITY, GEORGIA 30269
(770) 486-1220
21-2597J/JULIE

TAX PARCEL ID: 07-1300076-065-2

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 17th day of December, 2021, by and between CHARLES ROLAND DOROUGH A/K/A C. ROLAND DOROUGH, as party or parties of the first part, hereinafter referred to as "Grantor," and TYLER SEDUSTINE and OLIVIA SEDUSTINE, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 76 of the 7th District of Fulton County, Georgia, and being Lot 3 shown on that certain subdivision plot recorded at Plat Book 118, Page 9 of Fulton County, Georgia records. Reference to said plat is hereby made for a more particular description of the property herein conveyed.

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

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

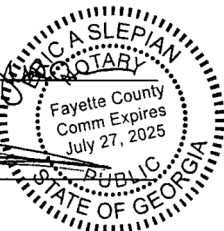
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed this 17th day of December, 2021 in
the presence of:

Charles Roland Dorough
CHARLES ROLAND DOROUGH A/K/A
C. ROLAND DOROUGH

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires:



[Notary Seal]