

Exhibit A
Legal Description

Campbell & Brannon
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: A240680T
(Phone No.: (770)521-1180)

Deed Book 67951 Page 675
Filed and Recorded 06/18/2024 01:18:00 PM
2024-0169497
Real Estate Transfer Tax \$600.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
7067927936

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 12-2851-0805-215-2

LIMITED WARRANTY DEED

THIS INDENTURE, made on **14th day of June, 2024**, between

Robert Edward Muenkel and Karin Lee Muenkel

(hereinafter referred to as "Grantor") and

Duna Cummings

(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.

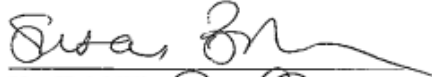
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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

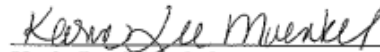
My Commission Expires:

[Attach Notary Seal]

2/10/25



Robert Edward Muenkel



Karin Lee Muenkel



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 805 of the 1st District, 2nd Section of Fulton County, Georgia, and being Lot 115, BRAEDEN, PHASE II, as per plat thereof recorded at Plat Book 422, Page(s) 102-112, Fulton County, Georgia records, which plat is by reference incorporated and made a part hereof.