

Deed Book 67125 Page 169  
Filed and Recorded 08/25/2023 03:49:00 PM  
2023-0207645  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 7006579064  
7067927936

Initial Initial  
 

Return To:  
**GANEK PC**  
Laura Suggs  
12600 Deerfield Parkway, Suite 100  
Alpharetta, GA 30004  
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MT230665-AL  
Tax Parcel ID: 22 -5210-0544-065-5

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 31st day of July 2023 between **RUSSELL ANTHONY BECKETT AND ANDREA MARA BECKETT**, as party or parties of the first part, hereinafter called Grantor, and **RUSSELL ANTHONY BECKETT AND ANDREA MARA BECKETT, TRUSTEES OF THE BECKETT FAMILY TRUST OF 2011**, as party or parties of the second part, hereinafter called Grantee (the words, "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lot 544 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 32, Champions View Subdivision, Unit Two, as per plat recorded at Plat Book 189, Page 110, Fulton County, Georgia Records, and being known as 300 Champions View Drive, Alpharetta, Georgia, according to the present system of numbering houses.

Tax Parcel ID 22 -5210-0544-065-5

Which currently has the address of: **300 Champions View Drive, Milton, GA 30004**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2023 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

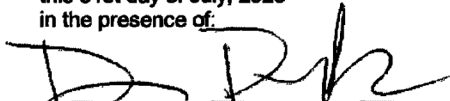

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

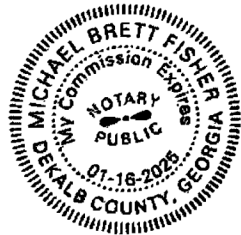
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

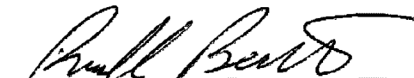

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
this 31st day of July, 2023  
in the presence of:

  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(Notary Seal)



  
\_\_\_\_\_  
(Seal)  
RUSSELL ANTHONY BECKETT  
  
\_\_\_\_\_  
(Seal)  
ANDREA MARA BECKETT