

LEGAL DESCRIPTION - EXHIBIT A

Deed Book 69108 Page 224
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2025-0191179
Real Estate Transfer Tax \$1,145.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

TAX ID: 11-044001621171

Record and Return to:
Goggans, Stutzman, Hudson, Wilson & Mize, LLP
990 Hammond Drive, Suite 300
Atlanta, GA 30328
File # 8-102872-GA

Initial DS
RMP EP

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 16th day of June, 2025, between

Daniël E. Fischer and Carolyn L. Fischer,

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Robert M. Poppell and Enaya Poppell,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN
COMMON,

of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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 163 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 18, Parkside Manor Subdivision, as per plat recorded in Plat Book 274, Pages 34-41 and revised plat recorded in Plat Book 293, Pages 103-111, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

SUBJECT TO restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.