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Deed Book 16057 Page 3969
Filed and Recorded 5/19/2022 2:30:00 PM
2022-0058633
Real Estate Transfer Tax \$1,159.80
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 6885630914
0466245412

Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188

Record and Return to:

Thomas & Brown, LLC
400 Galleria Parkway, Suite 1500
Atlanta, GA 30339
Order No.: G220056S
Tax Parcel ID: 01007600120

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 18th day of May, 2022, between

Lawrence A. Cooper

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

Kevin McNulty and Megan McNulty as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 00/100's DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 76, 1st District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

Beginning at a point located on the westerly side of Willow Knoll Drive, said point being 441.31 Feet Northerly and Northwesterly along the westerly right of way of Willow Knoll Drive (50- Foot right of way) from the intersection of said right of way with the right of way of Columns Drive; thence proceeding South 77 Degrees 14 Minutes 17 Seconds West a distance of 133.75 Feet to an iron pin placed; running thence in a southwesterly direction an arc distance of 23.76 Feet (the arc being subtended by a chord with a bearing of South 80 Degrees 29 Minutes 27 Seconds West a distance of 23.76 Feet) to an iron pin placed; thence proceeding South 81 Degrees 19 Minutes 27 Seconds West a distance of 4.09 Feet to an iron pin placed; running thence North 21 Degrees 52 Minutes 50 Seconds West a distance of 99.69 Feet to an iron pin placed; thence proceeding North 01 Degrees 09 Minutes 52 Seconds West a distance of 53.11 Feet to an iron pin placed; running thence North 20 Degrees 04 Minutes 46 Seconds East a distance of 57.17 Feet to an iron pin found; running thence South 78 Degrees 57 Minutes 30 Seconds East a distance of 42.44 Feet to an iron pin placed; running thence North 81 Degrees 51 Minutes East a distance of 30.82 Feet to an iron pin placed; running thence South 66 Degrees 23 Minutes East a distance of

GA_Deed_LimitedWarranty

G220056S