

eFiled & eRecorded  
DATE: 3/13/2024  
TIME: 11:39 AM  
DEED BOOK: 01392  
PAGE: 00848 - 00849  
TRANSFER TAX: \$639.90  
RECORDING FEES: \$25.00  
PARTICIPANT ID: 8127143204,7067927936  
CLERK: Jennifer Jordan  
Pickens County, GA  
PT61: 1122024000475

Prepared by and upon recording return to:  
McDonnell and Associates, PA  
P.O. Box 12245  
Columbia, SC 29211  
File # GA-24618141

MAIL TAX STATEMENTS TO:  
Jenny Perkins and Scott Perkins  
210 Birmingham Road  
Ball Ground, GA 30107

STATE OF GEORGIA  
COUNTY OF **Pickens**  
TAX/PARCEL ID: **067A 001 124**

**LIMITED WARRANTY DEED**

THIS INDENTURE made and entered into this March 12, 2024, between **LGI Homes - Georgia, LLC**, a Georgia Limited Liability Company, as party of the first part, hereinafter referred to as **GRANTOR**, and **Jenny Perkins and Scott Perkins**, as joint tenants with rights of survivorship as parties of the second part, hereinafter referred to as **GRANTEE**;

WITNESSETH That the said party of the first part, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the party to the second part, all of the following described property to-wit:

**ALL THAT TRACT or parcel of land lying and being in Land Lots 164, 178, 179 and 180 of the 4th District, 2nd Section, Pickens County, Georgia, and being Lot 24, The Tate Reserve Subdivision, as per plat recorded in Plat Book VV, Page 232, Pickens County, Georgia records, said plat by this reference being incorporated herein and made a part hereof for a complete legal description.**

**Subject to Easements and Restrictions of Record.**

**For information only:**

Tax Parcel Number: **067A 001 124**  
Property Address: **210 Birmingham Road, Ball Ground, GA 30107**  
Derivation: Being the same property conveyed to **LGI Homes - Georgia, LLC** a Georgia limited liability company by deed of **The Tate Reserve, L.L.C.** dated September 9, 2020 and recorded September 10, 2020 in Book 1234 at Page 852 in the Land Records of Pickens County, Georgia.