

DEED B: 61915 P: 00049
06/24/2025 12:21 PM Pgs: 5 Fees: \$650.00
TTax: \$625.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672025014930
ERECORDED

Campbell & Brannon
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G250887AL
(Phone No.: (770)396-8535)

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: R6315 181

Transfer Tax \$625.00

LIMITED WARRANTY DEED

THIS INDENTURE, made on **23rd day of June, 2025**, between

Michelle Graham and Gordon Graham, as surviving joint tenants *

(hereinafter referred to as "Grantor") and

PLM Investments, LLC, a Georgia limited liability company

(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.

*Nancy Ellen Scott's interest in the property passed automatically upon her death to Gordon T. Graham and Michelle L. Graham by virtue of the Joint Tenancy with Survivorship Quitclaim Deed recorded at Deed Book 55119, Page 739, Gwinnett County, Georgia records. Nancy Ellen Scott passed away on February 8, 2025, as evidenced by the Georgia Death Certificate attached hereto as Exhibit "B".

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