

Deed Book 16154 Page 4936
Filed and Recorded 08/21/23 3:20:00 PM
2023-0065499
Real Estate Transfer Tax \$305.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3270213572
7067927936

Return Recorded Document to:
Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188
FILE #: W-23-687

Exhibit "A"

Parcel Number: **20010501840**

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **18th day of August, 2023**, between **William H. Hancock and Laura A. Hancock**, of the County of **Cobb**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Matthew Kulasevig**, 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 DOLLARS (\$10.00) and other good and valuable considerations 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 105, 20th District, 2nd Section, Cobb County, Georgia, being Town House 7, Unit 1, Olde Town Square Town Homes, as per plat recorded in Plat Book 186, Pages 13-14, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

This deed is given subject to all easements and restrictions of record.

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TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singu ar 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 by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:

Patricia Rogers
Witness

William H. Hancock (SEAL)
William H. Hancock

[Signature]
Notary Public

Laura A. Hancock (SEAL)
Laura A. Hancock

