

After Recording Return To:
McMichael & Gray, P.C.
2055 N. Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: KSG-GA-240442-PUR

Property Appraiser's Parcel I.D. Number:
12-2360-0604-366-0

Deed Book 67908 Page 225
Filed and Recorded 06/05/2024 09:29:00 AM
2024-0162536
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7339863107
0848497841

Initial DS
HWJ RWW

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 31st day of May, 2024 between
Harry White, Jr

as party or parties of the first part, hereinafter called Grantor, and
Harry White, Jr and Renva Wadette White
as Joint Tenants With Rights of Survivorship

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 604 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 11, Harlow East fka Promenade East Subdivision, Phase 1, as per plat recorded in Plat Book 441, Page 101, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

This conveyance is made subject to that certain security deed from Harry White, Jr to Everett Financial, Inc., dba Supreme Lending, dated May 31, 2024, in the original amount of \$766,550.00 and recorded simultaneously herewith, Fulton County, Georgia records.

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**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights of survivorship and not as tenants in common.

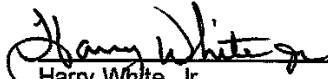
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

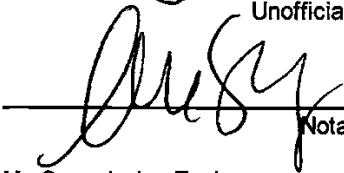
Signed, sealed and delivered in the presence of:



Unofficial Witness



Harry White, Jr



Notary Public

My Commission Expires: 11-14-2026

