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Georgia Wills, Trust & Probate Firm LLC
192 Church Street
Marietta, GA 30060

Deed Preparation Only

Tax Parcel No.: 16004000240

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made this day, **January 17, 2025**, by and between **Romeo Travino Garza** of the State of **Georgia** (hereinafter referred to as "Grantor"), and **Romeo Trevino Garza and Griselda Y. Corpus Briones** as Trustees of the **Romeo Trevino and Griselda Corpus Revocable Trust**, Dated **January 17, 2025**, as amended from time to time (hereinafter referred to as "Grantee")

WITNESSETH: The Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in **Cobb County, State of Georgia**, to wit:

All that tract or parcel of land lying and being in **Land Lot 40 of the 16th District, 2nd Section, Cobb County, Georgia, being Lot 24, Block E, Jefferson Township, Phase Eight, as per plat thereof recorded in Plat Book 88, Page 77, Cobb County, Georgia Records, which plat is hereby referred to and made a part this description.**

4673 Jefferson Township Place
Marietta, GA 30066
Tax Parcel No.: 16004000240

This being the same property as conveyed to **Romeo Trevino Garza** by **Limited Warranty Deed** dated **November 16, 2018**, recorded in **Deed Book 15587, Page 3358, Cobb County, Georgia Records**, which deed is hereby referred to and made a part hereof.

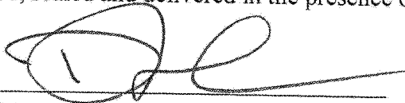
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TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; has good, right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



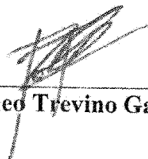
Witness



Witness



Notary Public



Romeo Trevino Garza (SEAL)

