

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
540 Lake Center Parkway, Suite 204
Cumming, GA 30040
File No.: 26-254015-CTA
Parcel No.: 22-3850-1137-345-2

Deed Book 67920 Page 88
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CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7790930708
7067927936

STATE OF GEORGIA
COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE, made on **4th day of June, 2024**, between

Andrea MacMillian AKA Andrea MacMillan and Collin C. McMillian AKA Collin C. MacMillan

(hereinafter referred to as "Grantor") and

Edward Cain and Emi Cain, as joint tenants with rights of survivorship

(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,

All that tract or parcel of land lying and being in the City of Milton in Land Lot 1137 of the 2nd District, 2nd Section, Fulton County, Georgia, being Lot 41, Heritage at Crabapple, as per Plat thereof recorded in Plat Book 367, Page 96, as revised in Plat Book 373, Page 18, Fulton County, Georgia records, which plat is incorporated herein and made a part hereof by reference for a more detailed description; and being known as 1105 Lee Street according to the present system of numbering property in the City of Milton, Fulton County, Georgia.

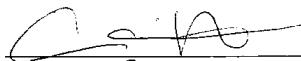
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

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 **FEES 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 person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:


Unofficial Witness

Notary Public
Commission expires: _____




Andrea MacMillian AKA Andrea MacMillan


Collin C. McMillian AKA Collin C. MacMillian