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750 HAMMOND DR  
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ATLANTA, GA 30328

**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP  
LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

FILE #: 2211202S

**THIS INDENTURE** made this **24th** day of **February, 2021**, between **CALATLANTIC GROUP, INC.**, a Delaware corporation, as party or parties of the first part, hereinafter called Grantor, and **LATOYA HOWARD and ROSALIE ALLISON CLEMENT-JACKSON** as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees (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 366, 18th District, City of Dunwoody, DeKalb County, Georgia, being Lot 40A, Dunwoody Village Townhomes, as per plat recorded in Plat Book 282, Pages 20-23, DeKalb County records, which plat is hereby referred to and made a part of this description.**

**Property address: 5083 CHESTERFIELD LANE, DUNWOODY, GA 30338, according to the present system of numbering in DEKALB, County, Georgia.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, together 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 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, 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 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right 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 claiming through the Grantor hereunder.

**BY ACCEPTANCE OF THIS DEED**, Grantee automatically agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified below, all exhibits attached thereto, and all future amendments thereof, specifically, including, without limitation, the mutual agreements with respect to the resolution of Disputes set forth herein.

**This Deed is given subject to all covenants, easements, restrictions, other matters of record, if any, and the following:**

1. **MEDIATION / ARBITRATION OF DISPUTES.** The parties to this Deed specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted