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File No.: CM250264V
(Phone No.: 678-819-5476)

PARCEL ID NUMBER: 17-0070-0-023-0
STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on this **14th day of April, 2025**, between

Talcott Home Renovations, LLC, a Georgia limited liability company

as party or parties of the first part, hereinafter called "Grantor", and

Gregory Rable

as party or parties of the second part, hereinafter called "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 consideration (\$10.00), 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, the following described property:

See Exhibit A attached hereto and made a part hereof.

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 restricted covenants of record.

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions (hereinafter referred to as the "Exceptions"), warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered in the presence of:

Yeah Underwood
Witness

**Tallcott Home Renovations, LLC, a Georgia
limited liability company**

BY: *Dave Armbruster* (Seal)
**Dave Armbruster
Member Manager**

[Signature]
Notary Public
My Commission Expires: _____
[Attach Notary Seal]

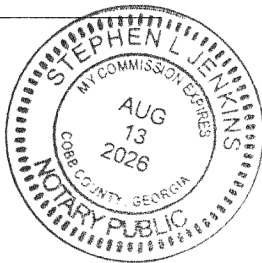


EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 70 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING LOT 5, BLOCK "B", KINGS MOUNTAIN, SECTION II, AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 42, PAGE 12, COBB COUNTY GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF COLSTON ROAD 310.7 FEET ALONG THE NORTHERLY SIDE OF COLSTON ROAD FROM THE INTERSECTION OF THE NORTHERLY SIDE OF COLSTON ROAD WITH THE WESTERLY SIDE OF LONGSTREET DRIVE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY SIDE OF COLSTON ROAD 195.3 FEET TO A POINT LOCATED ON THE NORTHEASTERLY SIDE OF COLSTON ROAD; THENCE NORTH 26 DEGREES 42 MINUTES EAST 265 FEET ALONG THE EASTERLY SIDE OF LOT 4, SAID BLOCK AND SUBDIVISION TO THE CENTERLINE OF A BRANCH; THENCE IN A SOUTHEASTERLY AND EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID BRANCH 195.3 FEET MORE OR LESS TO A POINT LOCATED IN THE CENTERLINE OF SAID CREEK AND BEING THE NORTHWEST CORNER OF LOT SAID BLOCK, SUBDIVISION AND SECTION; THENCE SOUTH 21 DEGREES, 00 MINUTES WEST 236.0 FEET ALONG THE WESTERLY LINE OF LOT 6, SAID BLOCK, SUBDIVISION AND SECTION TO A POINT LOCATED ON THE NORTHEASTERLY SIDE OF COLSTON ROAD AND THE POINT OF BEGINNING.