



Return To:  
**GANEK PC**  
Steve Golden  
12600 Deerfield Parkway, Suite 100  
Alpharetta, GA 30004  
Phone: (404)892-7300 Fax: (404)892-7246  
MT230186-AL  
Tax Parcel ID: 044 046

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 11th day of April, 2023 between **PHILIP M. TRAPANI AND ANNE JONES TRAPANI**, as party or parties of the first part, hereinafter called Grantor, and **CAROLINE MACINNIS AND BO MACINNIS**, as joint tenants with rights of survivorship and not as tenants in common, 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 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

All that tract or parcel of land lying and being in Land Lots 1037 and 1038 of the 2nd District, 1st Section, Forsyth County, Georgia, being Lot 120, Jamestown, as per plat recorded in Plat Book 140, Pages 49-103, as revised in Plat Book 143, Pages 11-65, Forsyth County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Tax ID#: 044 046

Subject to any Easements or Restrictions of Record

Which currently has the address of: **7515 Jamestown Drive, Alpharetta, GA 30005**

This conveyance is made subject to the following:

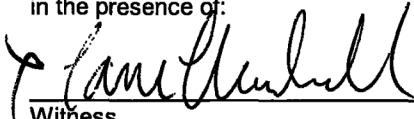
- 1. Ad Valorem real property taxes and assessments for 2023 not yet due and payable and subsequent years.
- 2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.


IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the 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 day and year first above written.

Signed, sealed and delivered  
this 11th day of April, 2023  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Philip M. Trapani (Seal)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires

  
\_\_\_\_\_  
Anne Jones Trapani (Seal)

(Notary Seal)

