Deed Book 67968 Page 291
Filed and Recorded 06/25/2024 08:07:00 AM
2024-0177113
Real Estate Transfer Tax $965.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7006579064
7067927936

Initial SB Initial TB

Return To:
GANEK PC
Steve Golden
2325 Lakeview Parkway, Suite 450
Alpharetta, GA 30009
Phone: (404) 939-9919 Fax: (678) 528-3903
AL240319
Tax Parcel ID: 11 -0350-0127-101-7

LIMITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE, made the 14th day of June, 2024 between **TONY PAIKEDAY AND NANCY PAIKEDAY, TRUSTEES OF THE PAIKEDAY FAMILY LIVING TRUST, UTA DATED FEBRUARY 15, 2019**, as party or parties of the first part, hereinafter called Grantor, and **STEPHANIE BOLLINGER AND TAYLOR BOLLINGER, 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 127, 128, 157 & 158, of the 1st District, 1st Section, of Fulton County, Georgia, being Lot 36, of The Highlands at Park Ridge Subdivision, Unit Four, as per plat recorded in Plat Book 193, Pages 78 & 79, Fulton County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

Parcel ID No. 11 -0350-0127-101-7

Which currently has the address of: **4115 Breckenridge Court, Alpharetta, GA 30005**

The Trustee's Affidavit is attached hereto as Exhibit "A" and the Certificate of Trust is attached hereto as Exhibit "B". This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2024 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

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 WHEROF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
this 14th day of June, 2024
in the presence of:

Witness

Notary Public
My Commission Expires:

(Notary Seal)

STEVENS GOLDEN
My Commission Expires
NOTARY PUBLIC
05-15-2021
FULTON COUNTY, GEORGIA

Paikeday Family Living Trust
UTA dated February 15, 2019

(Seal)
By: Tony Paikeday
Its: Trustee

(Seal)
By: Nancy Paikeday
Its: Trustee