

Campbell & Brannon, LLC  
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File No.: A212974J  
(Phone No.: (770)521-1180)

**DEED PREPARATION ONLY**

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: 18-330-11-026

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 20<sup>th</sup> day of OCTOBER, 2021, between

**Behzad Aliassa and Jinoos Farhang-Fallah**

(hereinafter referred to as "Grantor") and

**Supernova Properties, LLC**

(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,

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. THIS CONVEYANCE IS MADE SUBJECT TO THAT CERTAIN SECURITY DEED FROM GRANTOR TO TRUIST BANK DATED SEPTEMBER 17, 2021 AND RECORDED ON SEPTEMBER 20, 2021 IN DEED BOOK 29737, PAGE 426, DEKALB COUNTY, GEORGIA RECORDS IN THE ORIGINAL PRINCIPAL AMOUNT OF \$427,500.00.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

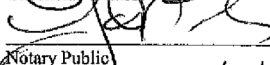
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming 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

  
Behzad Aliassa

  
Notary Public  
My Commission Expires: 2/2/25  
[Attach Notary Seal]

  
Jinoos Farhang-Fallah



Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

**EXHIBIT A**

All that tract or parcel of land lying and being Land Lot 330 of the 18th District of DeKalb County, Georgia, being Lot 26, Block H, Unit Two, Oak Forest Hills Subdivision as per plat recorded in Plat Book 28, Page 84, DeKalb County Records and being more particularly described as follows:

Beginning at an iron pin on the Northwesterly side of Ashwoody Trail Twelve Hundred Thirty (1,230) feet East, Southeasterly, Southerly and Southwesterly following the curve of Ashwoody Trail from the intersection of the South side of Ashwoody Trail with the Southeasterly side of Oak Forest Drive, (said beginning point being at the line dividing Lots 25 and 26 of said block and subdivision); running thence Southwesterly along the Northwesterly side of Ashwoody Trail, One Hundred (100) feet to an iron pin and Lot 27 of said block and subdivision; running thence Northwesterly along the Northeasterly line of said Lot 27, Two Hundred and Four-tenths (200.4) feet to an iron pin; running thence Northeasterly One Hundred (100) feet to an iron pin and Lot 25 of said block and subdivision; and running thence Southeasterly along the Southwesterly line of said Lot 25, Two Hundred and Three-tenths (200.3) feet to the Northwesterly side of Ashwoody Trail and the Point of Beginning.

Tax ID#: 18-330-11-026