

2022129804 DEED BOOK 30528 Pg 542  
Filed and Recorded: 8/24/2022 10:58:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$640.00  
Prepared By:  
2013744227  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Prepared by and Return to:  
The Hudson Law Firm, LLC  
3525 Piedmont Rd NE, Bldg 8, Suite 305  
Atlanta, GA 30305  
File No. 22-12800

STATE OF GEORGIA  
COUNTY OF DEKALB

**LIMITED WARRANTY DEED**

Initial  
VPH  
Initial  
OPH

THIS INDENTURE, made between **Morgan Calhoun and Christopher Topham**, hereinafter collectively called Grantors, and **Lindsay Buckingham and Owen Paul Herterich**, as joint tenants with right of survivorship, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantee, the following described real estate:

**All that tract or parcel of land lying and being in Land Lot 203 of the 15th District, DeKalb County, Georgia, being Lot 12, Block J of Kuniansky Property, per plat thereof recorded in Plat Book 61, Page 146, DeKalb County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.**

Tax ID#: 15-203-02-054

**Subject to any Easements or Restrictions of Record**

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE GRANTORS will warrant and forever defend the right and title to the above-described property unto the Grantee against the claims of all persons owning, holding and claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Grantors have signed and sealed this deed, this 22nd day of August, 2022.

Signed, sealed and delivered in the presence of:

Melissa Morgan Calhoun      Morgan Calhoun  
Witness      Morgan Calhoun  
[Signature]      [Signature]  
Notary Public      Christopher Topham  
My Commission Expires: \_\_\_\_\_

