

RETURN TO:

James M. Miskell, P.C.
11030 Jones Bridge Road, Suite 208
Johns Creek, GA 30022

Deed Book 69421 Page 127
Filed and Recorded 10/09/2025 04:33:00 PM
2025-0252060
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

Legal Description
Exhibit A


6c782ef


afea250

STATE OF GEORGIA
COUNTY OF FULTON

Parcel ID: 11 058602240074
No Title Examination Certificate
Deed Preparation Only

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of September 2025, between Anusha Yerroju and Anil Singaraju (hereinafter called "Grantor") and **Anil V. Singaraju and Anusha Yerroju, Trustees of the AnushaAnil Trust dated September 12, 2025** (hereinafter called "Grantee") (The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.).

WITNESSETH that Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property, to wit:

All that tract or parcel of land lying and being in Land Lot 224 of the 1st District, 1st Section of Fulton County, Georgia, being Lot 7 of Donamere Subdivision, Phase One, as per plat recorded in Plat Book 173, Page 4, records of Fulton County, Georgia which recorded plat is incorporated herein by reference and made part of this legal description. **LESS AND EXCEPT** the following: All that tract or parcel of land lying and being in Land Lot 224 of the 1st District, 1st Section of Fulton County, Georgia, being a portion of Lot 7, Phase One, Donamere Subdivision, as per survey by Wilson Long, RLS No. 1685, dated February 18, 1993, and being more particularly described as follows. To find the true point of beginning, begin at a point on the east right of way line of Donamere Drive (50-foot right of way) said point being 595.96 feet north of the right of way line of Morton Road (80 foot right-of-way) if extended as measured along the East right-of-way line of Donamere Drive, thence north 81 degrees 36 minutes 26 seconds east, 124.60 feet to

the true point of beginning thence north 04 degrees 50 minutes 01 second west 57.19 feet to a point, thence north 02 degrees 36 minutes 54 seconds east 44.72 feet to a point, thence north 72 degrees 52 minutes 08 seconds east, 20.10 feet to a point, thence south 00 degrees 36 minutes 18 seconds east, 105.00 feet to a point, thence south 81 degrees 36 minutes 29 seconds west, 17.73 feet to a point and the true point of beginning. Parcel ID Number: 11 058602240074. Subject to any Easements or Restrictions of Record,

Subject to all easements and restrictions of record.

THIS IS THE SAME PROPERTY COMMONLY KNOWN AS 10815 DONAMERE DRIVE ACCORDING TO THE PRESENT SYSTEM OF ADDRESSES IN FULTON COUNTY, GEORGIA AND THAT WAS CONVEYED AND DESCRIBED IN A WARRANTY DEED, DATED MAY 6, 2025, AND RECORDED IN BOOK 68929, PAGES 297- 298 OF THE FULTON RECORDS, MAY 8, 2025.