

Rec: \$25.00 TRANSFER TAX \$899.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 7006579064 SubmitterID: 7067927936

Return To:

GANEK PC

Steve Golden

12600 Deerfield Parkway, Suite 100

Alpharetta, GA 30004

Phone: (404)939-9919 Fax: (678) 528-3903

MT231066-AL

Tax Parcel ID: 03N30 054 B

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 9th day of November, 2023 between **ELIZABETH LINEBERRY AND WILLIAM AUSTIN LINEBERRY**, as party or parties of the first part, hereinafter called Grantor, and **JESSICA ROBINSON AND SHANE ROBINSON**, 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 Lot 1113 of the 3rd District, 2nd Section, Cherokee County, Georgia, comprising of 2.00 acres, more or less, as shown on plat of survey recorded in Plat Book 44, Page 193, as revised in Plat Book 72, Page 146, Cherokee County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

Which currently has the address of: **1355 Freehome Road, Canton, GA 30115**

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]

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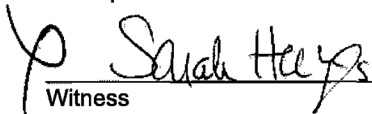
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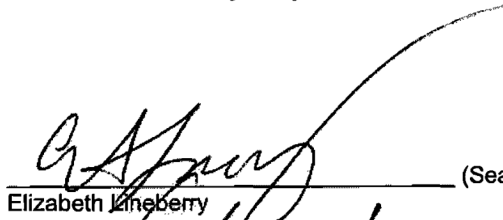
IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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


Signed, sealed and delivered
this 9th day of November, 2023
in the presence of:



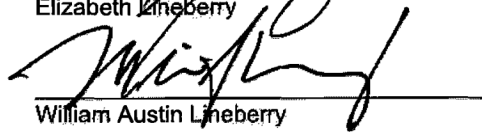
Witness



Elizabeth Lineberry (Seal)



Notary Public
My Commission Expires _____
(Notary Seal)



William Austin Lineberry (Seal)

