

Deed Book 68677 Page 354
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2025-0069052
Real Estate Transfer Tax \$945.30
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA

TAX ID: 12-2704-0749-245-7
Record and Return to:
GOGGANS, STUTZMAN, HUDSON, WILSON & MIZE, LLP
990 HAMMOND DRIVE, STE 300, BLDG 1
ATLANTA, GA 30328
1-25-GBTJC-16757

LIMITED WARRANTY DEED

Initial


STATE OF GEORGIA
COUNTY OF Fulton

THIS INDENTURE, made the 14th day of February, 2025, between

TPG Homes FS, LLC,

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Laura Huckeba,

of the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, 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 749 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 44, The Towns on Thompson, as per plat recorded in Plat Book 447, Pages 93-97, Fulton County, Georgia records, which plat is incorporated herein by reference and made a part of this description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.


BY ACCEPTANCE OF THIS DEED, GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, EXPRESSLY AND FULLY RELEASES ALL RELATED OR AFFILIATED ENTITIES OF GRANTOR, AND THOSE ENTITIES UNDER COMMON CONTROL OR OWNERSHIP WITH GRANTOR INCLUDING, WITHOUT LIMITATION, THE PROVIDENCE GROUP OF GEORGIA, L.L.C., ALONG WITH EACH OF THE PARTNERS, MEMBERS, MANAGERS, OWNERS, EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS, OF GRANTOR AND ANY OF THE FOREGOING PARTIES SPECIFIED IN THIS SENTENCE (COLLECTIVELY, THE "RELEASED PARTIES"), FROM ANY AND ALL CLAIMS AGAINST ANY OF THEM FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION (INCLUDING, WITHOUT LIMITATION, ANY RIGHTS OF CONTRIBUTION) ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY ALLEGED NEGLIGENCE OF GRANTOR OR ANY OF THE RELEASED PARTIES.

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 anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

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

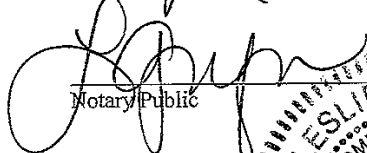
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

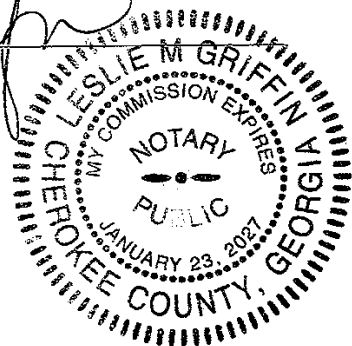


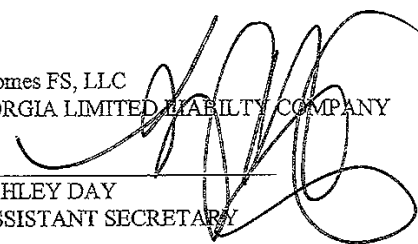
Unofficial Witness

TPG Homes FS, LLC
A GEORGIA LIMITED LIABILITY COMPANY



Notary Public





BY: ASHLEY DAY
ITS: ASSISTANT SECRETARY