

Deed Book 63855 Page 314  
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2021-0202512  
Real Estate Transfer Tax \$395.00  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 2979894615  
7067927936

**Record and Return to:**  
Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.:** W-10407-21-NF

**Parcel ID:** 11 028100960515

Initial  
KBS  
Initial  
OAS

## LIMITED WARRANTY DEED

**STATE OF GEORGIA  
COUNTY OF FULTON**

THIS INDENTURE, made this 24th day of May, 2021 by and between **Mark A. Cotner and**, as party or parties of the first part, hereinafter called Grantor, and **Oswaldo Alejandro Saravia and Kelsey Black Saravia**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.



**EXHIBIT "A"**

**File No.: W-10407-21-NF**

All that tract or parcel of land lying and being in Land Lot 96 of the 1st District, 1st Section, Fulton County, Georgia, being Lot 10, Block H, Willow Run Subdivision, Phase III, as per plat recorded in Plat Book 149, Page 109, in the Office of the Clerk of Superior Court of Fulton County, Georgia, which recorded 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 affecting said bargained premises.