

Deed Book 64858 Page 462
Filed and Recorded 11/22/2021 11:15:00 AM
2021-0351380
Real Estate Transfer Tax \$1,400.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2203545555
7067927936

Initial
AR

Initial
LR

Return to: Ashway Law Firm
312 West Main Street
Cumming, GA 30040
File No.: 21455
Tax Parcel ID: 22 -3510-1162-066-4

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF FORSYTH

THIS INDENTURE, made this 19th day of November, 2021, by and between Judith Chatman-Nash, of the County of Fulton and the State of Georgia, hereinafter referred to as GRANTOR; and Anthony Reinoehl and Kelsey Reinoehl, as Joint Tenants, of the County of Fulton and the State of Georgia, hereinafter referred to as GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and other good and 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee's heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 1162 and 1163 of the 2nd District, 2nd Section, Fulton County, Georgia, and being 6.962 acres, more or less, as shown on a plat of survey for Anthony Reinoehl by Mario G. Forte, Ga RLS No. 2721, dated November 16, 2021, and being all of Lot 1 and a portion of Lot 2 of Aronson Lake Subdivision, and being particularly described as follows: Beginning at a one inch crimp top iron pin found at the confluence of Land Lots 1142, 1143, 1162, and 1163; thence S 89°11'41" E 543.98 feet to an iron pin found; thence S 36°34'03" W 957.2 feet to a point; thence S 40°18'13" W 200.73 feet to a point; thence N 0°19'53" E 96.83 feet to an iron pin found; thence N 77°3'18" W 48.0 feet to an iron pin found; thence N 63°44'18" W 20.0 feet to an iron pin found; thence N 56°12'18" W 70.0 feet to an iron pin; thence N 38°3'18" W 85.0 feet to an iron pin found; thence N 75°38'18" W 30.0 feet to an iron pin found; thence N 0°0'2" E 57.2 feet to an iron pin set; thence S 77°41'26" W 184.32 feet to an iron pin found; thence S 82°38'21" W 170.21 feet to an iron pin found on the eastern right-of-way of King Road (60 foot right-of-way); thence along said right-of-way N 5°23'43" E 36.5 feet to an iron pin set; thence leaving said right-of-way and running N 82°35'40" E 174.31 feet to an iron pin found; thence N 77°41'25" E 526.57 feet to an iron pin found; thence N 1°56'47" E 532.91 feet to the point of beginning.

TO HAVE AND TO HOLD, the said bargained premises, together 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 behold of Grantee herein Grantee's heirs and assigns, forever in Fee Simple.

And the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, Grantee's heirs and assigns, against the claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in the presence of:

Witness
Notary Public
DEANON B. ASHWAY
NOTARY
EXPIRES
GEORGIA
August 4, 2025
PUBLIC
COUNTY

Judith Chatman-Nash (Seal)
Judith Chatman-Nash

(Seal)