

DEED B: 60214 P: 00255
09/21/2022 03:04 PM Pgs: 3 Fees: \$458.00
TTax: \$433.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672022029293
ERECORDED
eFile Participant IDs: 1663542869,7067927936

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: CA222306J
(Phone No.: (770)521-1180)

Initial DS
AB CH

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: R6284-144

LIMITED WARRANTY DEED

THIS INDENTURE, made on **21st day of September, 2022**, between

Crystal L. Mantooth NKA Crystal Leigh Brown

(hereinafter referred to as "Grantor") and

Anna Berger and Chase Hawkins
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

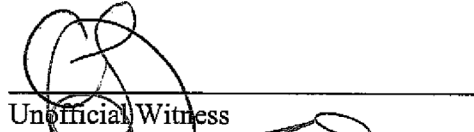
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

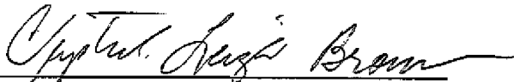
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


Crystal L. Mantooth NKA Crystal Leigh Brown

Notary Public
My Commission Expires: 2/2/25
[Attach Notary Seal]



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 284, 6th District, Gwinnett County, Georgia, Lot 53, Greenwood Townhome Community, as per plat recorded in Plat Book 107, Pages 224-245 and Plat Book 114, Pages 147-148, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description.

Parcel ID: R6284 144