

LEGAL DESCRIPTION - EXHIBIT A

Deed Book 63676 Page 197
Filed and Recorded 04/30/2021 01:49:00 PM
2021-0171422
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 3129979105
7067927936

RECORD AND RETURN TO:

Amrock, LLC
662 Woodward Avenue
Detroit, MI 48226

Prepared by:

Cook & James, LLC
295 W Crossville Road
Building 400, Suite 430
Roswell, GA 30075

Initial

IR

Order Number: 69443324

Tax Parcel ID: 22 -4492-1247-018-4

69443324-6948821

Space Above for Recorder's Use

State of Georgia
County of Fulton

QUITCLAIM DEED

THIS INDENTURE, made this 1st day of March, 2021,

BETWEEN Adolfo Russo, an unmarried man, and Inga S. Russo, an unmarried woman, whose addresses are 12270 Osprey Drive, Alpharetta, GA 30009, and 1175 Jennifer Oaks Dr, Alpharetta, GA 30004-6725, respectively (herein, "Grantor"), and **Inga S. Russo, an unmarried woman**, whose address is 1175 Jennifer Oaks Dr, Alpharetta, GA 30004-6725 (herein, "Grantee").

(The words "Grantor" and "Grantee" shall include their respective heirs, successors, and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter as the context requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollar (\$10.00), cash in hand paid by Grantee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have in and to the following described Property, to wit:

SEE EXHIBIT A ATTACHED HERETO,

BEING the same property conveyed to Adolfo Russo and Inga S. Russo, as joint tenants with rights of survivorship and not as tenants in common, by Warranty Deed from Regina F. Bond f/k/a Regina F. Harp dated December 1, 2006 and recorded December 27, 2006 in Deed Book 44133, Page 537 in the Office of the Clerk of Superior Court, Fulton County, Georgia.

Initial

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The purpose of this conveyance is to release any and all interest of Adolfo Russo in and to the above referenced property pursuant to that certain Final Order and Decree of Divorce dated February 26, 2020, being Civil Action No. 2020-CV-331929, Fulton County, Georgia.

Subject to: all covenants, conditions, reservations, limitations, easements and restrictions or agreements of record, if any, and to all applicable zoning ordinances and/or governmental restrictions, if any, affecting the same.

TOGETHER WITH all the rights, members, and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any person or persons claiming under or through Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

This instrument was prepared from information provided by the parties. Cook & James, LLC makes no representation as to title or accuracy.

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

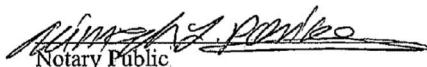
(Attached to and becoming a part of Quitclaim Deed dated: 2/1/2021 between Adolfo Russo, an unmarried man and Inga S. Russo, an unmarried woman, as grantor and Inga S. Russo, an unmarried woman, as grantee.)

BY GRANTOR (1 of 2)

 (Seal)
Adolfo Russo

Signed, sealed and delivered
In the presence of:

Brandon Lynch
Unofficial Witness
Print Name: Brandon Lynch


Notary Public
Print Name: NIMESH J. PARIKH
My commission expires 02/27/2022



(Attached to and becoming a part of Quitclaim Deed dated: _____ between Adolfo Russo, an unmarried man and Inga S. Russo, an unmarried woman, as grantor and Inga S. Russo, an unmarried woman, as grantee.)

BY GRANTOR (2 of 2)

Inga S. Russo (Seal)
Inga S. Russo

Initial

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Signed, sealed and delivered

In the presence of:

D Gregory Stroupe
Unofficial Witness
Print Name: D Gregory Stroupe

Lori Browne
Notary Public
Print Name: Lori Browne
My commission expires 10/20/21

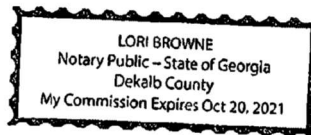


EXHIBIT A - LEGAL DESCRIPTION

Initial

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Tax Id Number(s): 22-4492-1247-018-4

Land situated in the County of Fulton in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1247, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 18, PHASE ONE OF JENNIFER OAKS SUBDIVISION, PHASE ONE AND TWO, AS PER PLAT RECORDED IN PLAT BOOK 181, PAGE 74 FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION

Commonly known as: 1175 Jennifer Oaks Dr, Alpharetta, GA 30004-6725