

DEED B: 60884 P: 00770
10/26/2023 05:14 PM Pgs: 2 Fees: \$400.00
TTax: \$375.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023025917
ERECORDED
eFile Participant IDs: 7745491891,0466245412

After recording, return to:
Raymer Law Group, LLC
5775 Glenridge Drive
Building D, Suite 150
Atlanta, GA 30328
File No.: 2023091147

Tax Parcel ID: R7257 178

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made this **25th day of October, 2023** between

Catherine Chaney

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

Samantha Clark and Edward Clark, as joint tenants with full rights of survivorship

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 AND NO/100 DOLLARS and other good and valuable consideration (\$10.00) 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:

All that tract or parcel of land lying and being in Land Lot 257, 7th District, Gwinnett County, Georgia and being Lot 7, Block B, Country Meadows Subdivision, as per plat recorded at Plat Book 42, Page 193, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.

Subject to easement and restrictions of record.

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 claiming by and through the Grantor.

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