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Paulding County, GA

Return To:  
**GANEK LLC F/K/A GANEK PC**  
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Alpharetta, GA 30009  
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AL250260-L  
Tax Parcel ID: R0832 62

Initial  
CN

Initial  
SN

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 16th day of April, 2025 between **TOMMIE R. KELLER, III**, as party or parties of the first part, hereinafter called Grantor, and **SAMANTHA NELSON AND CLAYTON NELSON, 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 AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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,

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE**

Which currently has the address of: **915 Pool Road, Hiram, GA 30141**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2025 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

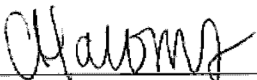
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

2/3

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Signed, sealed and delivered  
this 16th day of April, 2025  
in the presence of:

  
Witness

 (Seal)  
Tommie R. Keller, III

  
Notary Public  
My Commission Expires:

(Notary Seal)



3/3

**EXHIBIT "A"**

(Legal Description)

All that tract or parcel of land lying and being in Land Lot 829 of the 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

To find the true point of beginning, begin at a Fence Post located at the South line of Land Lot 828 and the Westerly right of way of Pool Road (a 40 foot right of way); thence running South 85 degrees 21 minutes 13 seconds East a distance of 274.11 feet to an iron pin; thence running North 89 degrees 55 minutes 08 seconds East a distance of 124.83 feet to an iron pin; thence running South 13 degrees 19 minutes 27 seconds East a distance of 205.11 feet to an iron pin, being the true point of beginning; thence running South 13 degrees 19 minutes 27 seconds East a distance of 257.88 feet to an iron pin; thence running South 87 degrees 55 minutes 41 seconds West a distance of 358.79 feet to an iron pin located on the Easterly right of way of Pool Road; thence running North 06 degrees 14 minutes 27 seconds West along right of way a distance of 62.20 feet to an iron pin; thence running Northerly along said right of way in an arc a distance of 191.86 feet to a point (said arc being subtended by a chord line running North 07 degrees 41 minutes 52 seconds West a distance of 191.81 feet); thence running North 87 degrees 55 minutes 41 seconds East a distance of 331.79 feet to an iron pin and the true point of beginning.

Said tract being 2.00 acres, more or less, and intended to be Tract 2 as shown on a plat of survey for Joyce Beal by Tibbitts Land Surveying, Inc., RLS, #3051, dated February 3, 2015. Said plat is incorporated herein by reference thereto.