

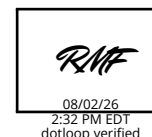
Deed Book 16179 Page 3685
Filed and Recorded 12/28/23 11:30:00 AM
2023-0099904
Real Estate Transfer Tax \$860.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3676630096
0466245412

After recording please return to:

Parast Law
400 Interstate N Parkway, Suite 1040
Atlanta, Georgia 30339
File No. PL23341

Tax ID: 17088602880

STATE OF GEORGIA
COUNTY OF Cobb



LIMITED WARRANTY DEED

THIS INDENTURE made this 27th day of December, 2023,
between

Don E. Walmsley and Kay S. Walmsley

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

Robert M Finlayson, II

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 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 886 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

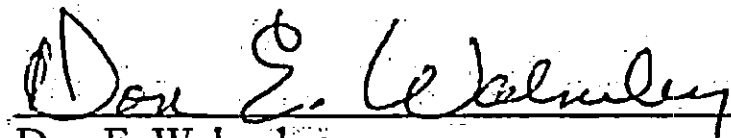
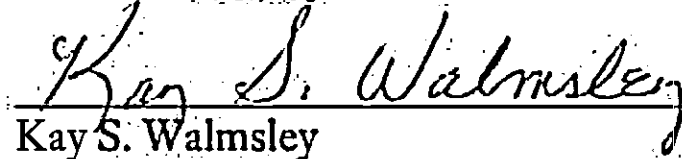
Condominium Unit Number 203 of The Aberdeen, a Condominium, as more particularly described and delineated in the Declaration of Condominium for The Aberdeen, a Condominium, recorded in Deed Book 14740, Page 6478, et seq., as amended in Deed Book 14876, Page 4690, Cobb County, Georgia records, as the same may be amended, together with all right, title and interest in the common elements as set forth in said Declaration.

This conveyance is made subject to the Declaration and all matters referenced therein, all matters shown on the Plat recorded in Condominium Plat Book 18, Page 186, Cobb County, Georgia Records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans 118, Pages 345-383, as amended at Plat Book 118, Pages 396-434, aforesaid records, as the same may be amended.

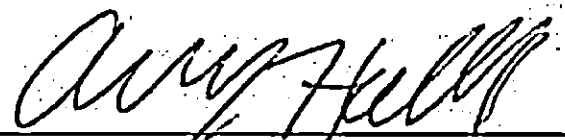
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

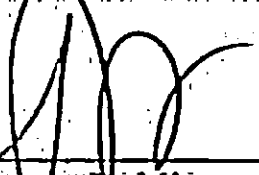
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons owning, holding, or claiming by, through or under the said Grantor.

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

 (SEAL)
Don E. Walmsley
 (SEAL)
Kay S. Walmsley

Signed, sealed, and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission Expires 2/7/26

