

EXHIBIT "A"

2024036404 DEED BOOK 31406 PG 430
 Filed and Recorded: 4/30/2024 8:45:03 AM
 Recording Fee: \$25.00
 Real Estate Transer Tax: \$869.00
 ParticipantIDs: 7006579064, 7067927936
 Debra DeBerry
 Clerk of Superior Court
 DeKalb County, Georgia

DS Initial
 CK JS

Return To:
GANEK PC
 Steve Golden
 2325 Lakeview Parkway, Suite 450
 Alpharetta, GA 30009
 Phone: (404) 939-9919 Fax: (678) 528-3903
 AL240212
 Tax Parcel ID: 18 331 04 010

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 26th day of April, 2024 between **CM2 INVESTMENT GROUP LLC, A GEORGIA LIMITED LIABILITY COMPANY**, as party or parties of the first part, hereinafter called Grantor, and **CRYSTAL KADAKIA AND JEREMY SEGAL**, 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,

All that tract or parcel of land lying and being in Land Lot 331 of the 18th District of DeKalb County, Georgia, being Lot 42, Block A, Unit 1, Section 1, Gainsborough West Subdivision, as shown on Plat recorded in Plat Book 49, Page 158, DeKalb County Records, which Plat is Incorporated herein for a more particular description thereof.

Parcel ID No. 18 331 04 010

Which currently has the address of: 1606 E Nancy Creek Drive NE, Atlanta, GA 30319

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2024 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]

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

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.

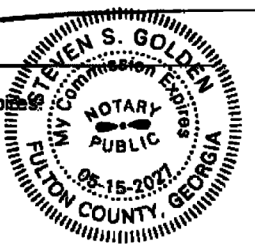
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
this 26th day of April, 2024
in the presence of:

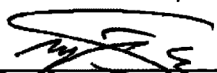


Witness

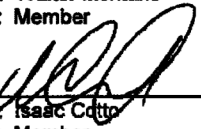
Notary Public
My Commission Expires
(Notary Seal)



CM2 Investment Group LLC



(Seal)
By: Walter Montano
Its: Member



(Seal)
By: Isaac Cotto
Its: Member