Legal Exhibit "A"

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DEED BOOK:14821 PG:1132 Filed: 09/06/2022 02:32 PM Clerk File Number: 28-2022-035154
Rec: $25.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 7339863107 SubmitterID: 7067927936

After Recording Return To:
McMichael & Gray, P.C.
3490 Piedmont Road NE, Ste 1000
10th Floor
Atlanta, GA 30305

Order No.: BKH-220112-PUR

Property Appraiser's Parcel I.D. Number:
03N10C 034

Deed Preparation Only – No title search performed or Attorney opinion given

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 24th day of August 2022, between

Alyssa Gerold

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

Alyssa Gerold and Lisa Gerold
as Joint Tenants With 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 ($10.00) and other good and valuable considerations 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 879 of the 3rd District, 2nd Section, Cherokee County, Georgia, being Lot 84 of Hampton Station, Unit I, as per plat recorded in Plat Book 87, Page 182, Cherokee County, Georgia Records; which plat is incorporated herein by reference and made a part hereof; together with an subject to all right, title and interest in and to those certain easements, covenants and restrictions contained in declaration of covenants, restrictions and easements for Hampton Station, by Beazer Homes Corp., dated July 5, 2005, recorded in Deed Book 8046, Page 338, Cherokee County, Georgia Records, as amended in Deed Book 8629, Page 232, aforesaid records, and as may be amended from time to time thereafter.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.
This conveyance is made subject to that certain security deed from Alyssa Gerold to Credit Union of Georgia, dated April 29, 2022, in the original amount of $150,000.00, recorded in Cherokee County, Georgia records.

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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, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights of survivorship and not as tenants in common.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Alyssa Gerold (SEAL)

Notary Public

My Commission Expires:

JENNIFER LYNN JACK
NOTARY PUBLIC
My Commission Expires
08.27.2025
COBB COUNTY, GEORGIA