

BK:5618 PG:2013-2014

D2023001527

FILED IN OFFICE
CLERK OF COURT
02/03/2023 03:55 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Niki Sewell

PT-61 038-2023-000432

Record and Return to:
Lueder, Larkin & Hunter, LLC
1933 Highway 34 E
Newnan, GA 30265
File No.: GA-NW-23-0003-PUR

REAL ESTATE
TRANSFER TAX
PAID: \$420.00

8846450835
7067927936
PARTICIPANT ID

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA
APN/Parcel ID: SG9 472

THIS INDENTURE, made this 2nd day of February, 2023, between

JJ&B Real Estate Investments, LLC

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

Jose Luiz De Andrade, Jr and Valeria de Souza Reno Andrade
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 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, to wit:

All that tract or parcel of land lying and being in Land Lot 13 of the 5th District, City of Newnan, Coweta County, Georgia, being **Lot A35, Village Walk & Camden Village at Stillwood Farms Subdivision, Phase Two**, as per plat recorded in Plat Book 84, Pages 279-285, and revised plat recorded in **Plat Book 85, Pages 1-7**, Coweta County, Georgia records, which plat is incorporated herein by reference and made a part of this description.

For Informational Purposes Only:
Situation Address: 236 Village Park Drive, Newnan, GA 30265
Tax Parcel ID: SG9 472

Original Document

This document was

e-recorded on 2/3, 20 23
in Deed Book 5618 page 2013-2014
Coweta County, Georgia records.

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JJ&B Real Estate Investments, LLC

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

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W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, to wit:

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Situs Address: 236 Village Park Drive, Newnan, GA 30265
Tax Parcel ID: SG9 472

Subject to all easements and restrictions of record.

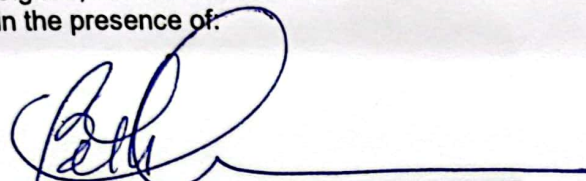
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered
in the presence of:

GRANTOR:



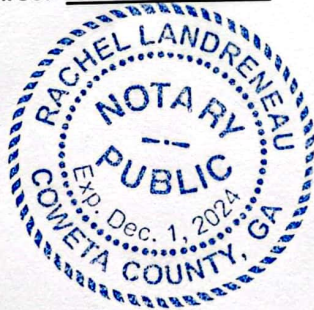
Unofficial Witness




Notary Public

My Commission Expires: _____

[Notary Seal]



JJ&B Real Estate Investments, LLC

By:  (SEAL)

Mark Wayne McCammon, Member

By:  (SEAL)

James Hammock, Member