

2023052001 DEED BOOK 30881 Pg 770
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Real Estate Transfer Tax: \$450.00
Prepared By:
8274269752
7067927936
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 17-233709-BSG

Parcel No.: 18 213 02 020

STATE OF _____
COUNTY OF _____

LIMITED WARRANTY DEED

THIS INDENTURE, made on **27th day of April, 2023**, between

Nenapprises, LLC

(hereinafter referred to as "Grantor") and

Jesus Martinez Saldana and Dunay Busto, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 213 of the 18th District, DeKalb County, Georgia, being Lot 1, of the Frontporch Subdivision, as per plat recorded in Plat Book 309, Page 90, DeKalb County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

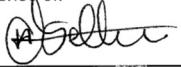
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").


TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

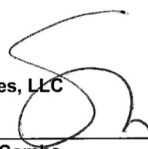


Unofficial Witness



Notary Public
Commission expires: _____

Nenapprises, LLC

BY: 

Steve Combs
Authorized Signatory



Limited Warranty Deed

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