

Record and Return to:
Cook & James, LLC
295 West Crossville Road
Building 400, Suite 430
Roswell, GA 30075

File No.: CJ-23-4362

Tax ID: 22 3720 1166 0898

Deed Book 67162 Page 273
Filed and Recorded 09/07/2023 04:31:00 PM
2023-0213883
Real Estate Transfer Tax \$739.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 6234757371
7067927936

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Fulton

THIS INDENTURE, Made this 7th day of September, 2023 between **Dennis E. Stevens and Kim Dalton Stevens** of the County of Pinellas, State of Florida as party or parties of the first part, hereinafter called Grantor, and **William Perry and Ester Medeiros Santos as Joint Tenants with Rights of Survivorship**, of the County of Fulton, State of Georgia 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 (\$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 real property in the County of Fulton, State of Georgia, to wit:

All that tract or parcel of land lying and being in Land Lot 1166 and 1139, 2nd District, 2nd Section, Fulton County, Georgia, being Lot 24, Glenview at Arnold Mill, as per plat recorded in Plat Book 397, Pages 41-44, Fulton County, Georgia Records, which plat is incorporated herein by reference, being improved property known as 113 Quinn Way, Milton, Georgia, 30004, according to the present system of numbering properties in said county.

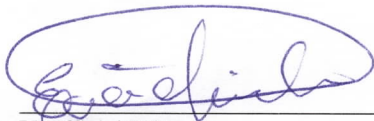
SUBJECT to restrictive covenants and easements of record.

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.

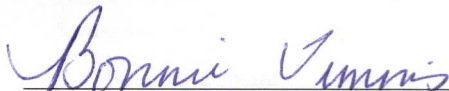
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims and demands of all persons claiming by, through or under the above-named Grantor, but against none other.

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

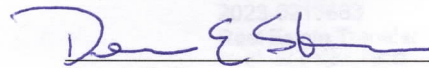


Notary Public

My commission expires:

(Seal)



 (SEAL)
Dennis E. Stevens

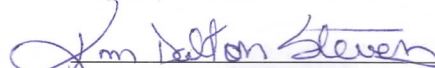
 (SEAL)
Kim Dalton Stevens

EXHIBIT "A"

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