

Rec: \$25.00 TRANSFER TAX \$380.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 6885630914 SubmitterID: 0466245412

Exhibit "A"

Record and Return to:

Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188
Order No.: W220660S
Tax Parcel ID: 15N20A 042

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 29th day of June, 2022, between

Brittney M. Hall

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

Thaynna Mangolin Silva

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 DOLLARS (\$10.00) 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 NO. 310, OF THE 15TH DISTRICT, 2ND SECTION, OF CHEROKEE COUNTY, GEORGIA, BEING LOT NO. 42, HOLLY HILLS ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 16, PAGE 90, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 223 HICKORY LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN CHEROKEE COUNTY, GEORGIA.

BEING THE SAME PROPERTY AS THAT CONVEYED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 2015, FROM CHARLES COUNTS, III, AND ALYSON COUNTS TO JEREMIAH STINSON AND KARLEE STINSON (JTWROS), AS RECORDED OCTOBER 2, 2015, AT DEED BOOK 13521, PAGE 493, CHEROKEE COUNTY, GEORGIA RECORDS.

Subject to all easements and restrictions of record.

GA_Deed_LimitedWarranty

W220660S

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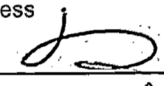
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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

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: 3/4/23

 (Seal)
Brittney M. Hall

[Notary Seal]