

Deed Book 15919 Page 634
Filed and Recorded 05/28/21 4:48:00 PM
2021-0079090
Real Estate Transfer Tax \$230.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 3751626902
7067927936

TPIN 17-063-100-270

After recording, please return to:

Katherine T. Maynard, Esq.
The Maynard Law Firm, LLC
620 Glen Iris Drive NE, Suite 103
Atlanta, Georgia 30308

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 15th day of April, 2021, by and between **BONNIE L. STEWART, N/K/A BONNIE L. TUCKER, a Georgia resident**, as party of the first part, hereinafter referred to as "**Grantor**," and **EJ DRIVE LLC, a Georgia limited liability company**, as party of the second part, hereinafter referred to as "**Grantee**," the words "**Grantor**" and "**Grantee**" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of \$10.00 in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land in Cobb County, Georgia, as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**");

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, hereditaments, tenements and appurtenances appertaining to the Land and all right, title, and interest of Grantor in and to alleys, streets, rights-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**"). This sale is subject to real estate taxes for the year 2021 and subsequent years.


TO HAVE AND TO HOLD the Property, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee forever **IN FEE SIMPLE**.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons claiming by, through or under the Grantor.

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

Signed, sealed and delivered
in the presence of:

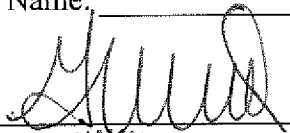
GRANTOR:



Unofficial Witness

 (SEAL)

BONNIE L. STEWART, N/K/A
BONNIE L. TUCKER

Print Name: _____


Notary Public
My Commission Expires:

[NOTARY SEAL]

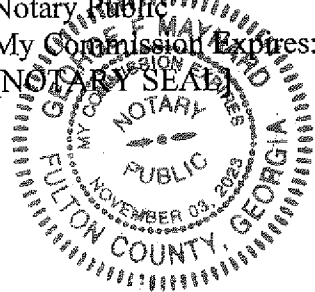


EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 631 of the 17th District, 2nd Section, Cobb County, Georgia, being **Lot 14, Block 1, Jonquil Heights Subdivision, as per plat recorded in Plat Book 6, page 159, Cobb County, Georgia records**, which recorded plat is incorporated herein by reference and made a part of this description. This is the same property as conveyed to Grantor by Deed recorded at Deed Book 1650, page 97, Cobb County, Georgia records, and the legal description from such prior conveyance is hereby incorporated herein by this reference.

2989 JONQUIL DRIVE, SMYRNA, COBB COUNTY, GEORGIA.

Tax Parcel No: 17-063-100-270