

Record and Return to:
Lueder, Larkin & Hunter, LLC
3115 Roswell Road, Suite 101
Marietta, GA 30062
File No.: GA-EC-22-0073-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB
APN/Parcel ID: 17055300080

THIS INDENTURE, made this 21st day of March, 2022, between

Sunny Narshi and Shahzad Pirani and Salman Pirani

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

Dhruv Ralhan

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).

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:

All that tract or parcel of land lying and being in Land Lot 553 of the 17th District, 2nd Section of Cobb County, Georgia, and being Lot 13, Block A, Spring Wood Manor Subdivision, as per plat recorded in Plat Book 80, Page 93, Cobb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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



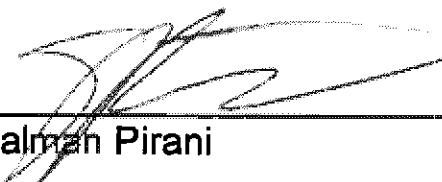
Sunny Narshi (SEAL)



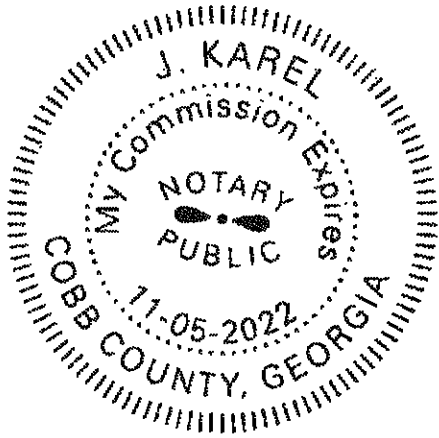
Notary Public
My Commission Expires: 11-5-22
[Notary Seal]



Shahzed Pirani (SEAL)



Salman Pirani (SEAL)



Campbell & Brannon, LLC
3405 Dallas Highway, Bldg 800
Suite 810
Marietta, GA 30064
File No.: M190260JR
(Phone No.: 678-819-5476)

2/12
STATE OF GEORGIA
COUNTY OF COBB
PARCEL ID NUMBER: 1705 5400 720

LIMITED WARRANTY DEED

THIS INDENTURE, made on **16th day of October, 2019**, between

Andrew Givens and Ashley Givens

(hereinafter referred to as "Grantor") and

Kyle C. Vincent and Maria C. Vincent
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 554 of the 17th District, 2nd Section, Cobb County, Georgia, and being part of Lot 10 of Block D, Unit One, Hickory Hills as described in Plat Book 15, Page 6, Cobb County, Georgia records, and more particularly described as follows:

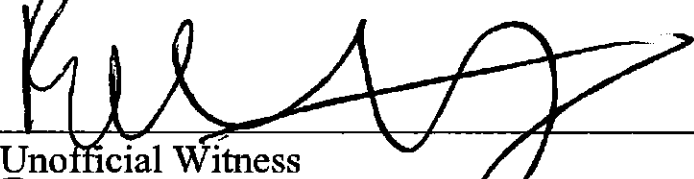
Beginning at a 3/4 inch open top pipe found on the southerly right of way of Ashwood Drive (50 foot right of way), which point is also located at the northwesterly boundary of the common boundary line of Lots 10 and 11 said block, unit and subdivision; running thence south 11 degrees 11 minutes 03 seconds west a distance of 126.41 feet to a point; running thence south 89 degrees 56 minutes 22 seconds west a distance of 135.94 feet to a 1/2 inch rebar set; running thence north 27 degrees 10 minutes 51 seconds east a distance of 161.68 feet to a 1/2 inch rebar found on the southerly right of way of Ashwood Drive, running thence along the southerly right of way of Ashwood Drive south 77 degrees 12 minutes 07 seconds east an arch distance of 89.15 feet and a chord distance of 88.81 feet to a 3/4 inch open top pipe, which point is also the point of beginning; being .03485 acres as per that Plat of Survey for Keith Harrison dated 08-21-03 prepared by Michael F. Lawler, ALTA Surveying, Inc. which Plat is incorporated herein by reference.

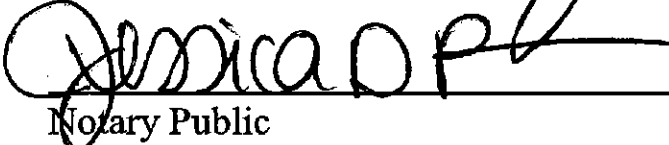
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive 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, as Joint Tenants with Rights of Survivorship, 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 persons claiming by, through or under Grantor, but not otherwise.

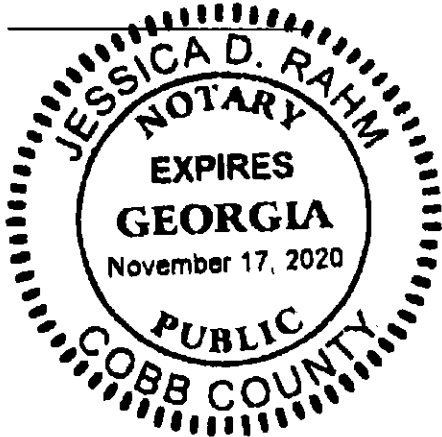
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

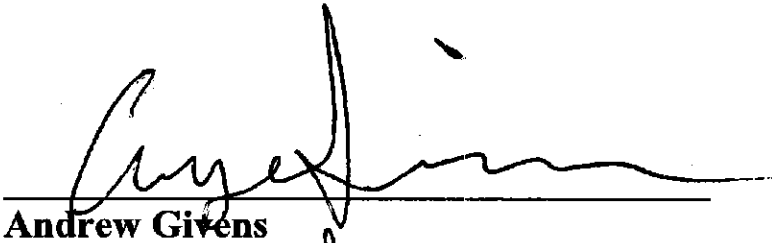
Signed, sealed and delivered in the presence of:

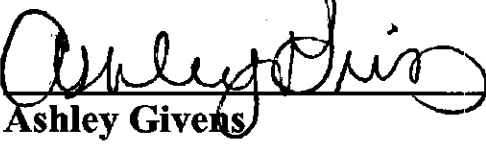

Unofficial Witness


Notary Public

My Commission Expires: _____
[Attach Notary Seal]




Andrew Givens


Ashley Givens