

Recording requested by:
Wasdin Closing Group LLC

After Recording Return To:
Wasdin Closing Group LLC
11138 State Bridge Road, 150
Alpharetta, GA 30022

File Number: 21-126
Parcel ID: 17063200320

Filed and Recorded 06/07/21 3:48:00 PM
2021-0082728
Real Estate Transfer Tax \$285.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 2921106620
7067927936

Limited Warranty Deed

State of Georgia
County of Cobb

This Indenture made the 28 day of May, 2021, between **Janice D.A. Lumsden and C. A. M. Lumsden**, party of the first part, henceforth referred to as "Grantor", and **James Ottley**, party of the second part, henceforth referred to as "Grantee."

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 632 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

Beginning at a point on the east side of Matthews Street, formerly known as Pinson Street 660 feet north as measured along the east side of Matthews Street from the intersection of the east side of Matthews Street and the north side of Spring Street; running thence north along the east side to Matthews Street 80 feet to a point running thence east 200 feet to a point; running thence south 80 feet to a point; running thence west along the property of M.Y. Davenport 200 feet to the point of Beginning. Said property being the same property as that conveyed to Mrs. Lucille Negus by Eunice B. Hale dated November 10, 1972 at Deed Book 1366, page 494, Cobb County, Georgia Records.

Tax ID#: 17063200320

Subject to any Easements or 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, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in **FEE SIMPLE**.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Rosmary Lizza
Unofficial Witness

L'
Notary

Janice D.A. Lumsden (SEAL)
Janice D.A. Lumsden
C.A.M. Lumsden (SEAL)
C.A.M. Lumsden

