

**Campbell & Brannon, LLC**  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342  
File No.: G211653DM  
(Phone No.: (770)396-8535)

PARCEL ID NUMBER: 19-0671-  
0-005-0

STATE OF GEORGIA  
COUNTY OF FULTON

Transfer Tax \$380.00

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 16th day of May, 2022, between

**Lionel David Hobson, Jr**

(hereinafter referred to as "Grantor") and

**Tyler Chandler Homes, LLC**

(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,

See Exhibit A attached hereto and made a part hereof.

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, 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.

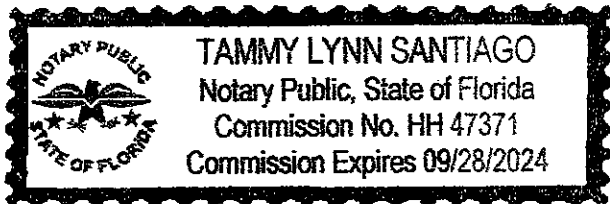
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Kimberly Gonzalez  
Unofficial Witness

Lionel David Hobson, Jr  
Lionel David Hobson, Jr

Tammy Lynn Santiago  
Notary Public  
My Commission Expires: 09/28/2024  
[Attach Notary Seal]

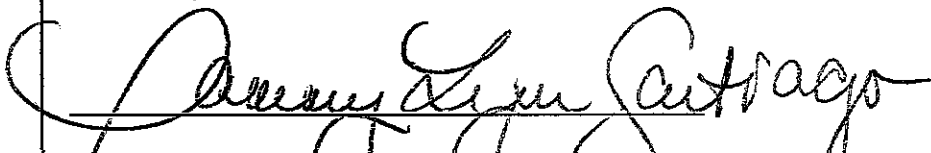


# Florida Notarial Jurat

STATE OF FLORIDA

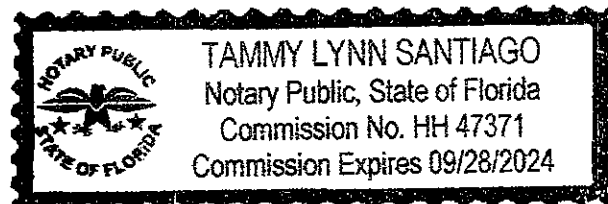
COUNTY OF Flagler

Sworn to (or affirmed) and subscribed before me by personally appearing before me by means of physical presence ~~or online notarization~~, this 12<sup>th</sup> day of May, 2022 by, Lionel Hobson, Jr. (name of person making statement)

  
(Signature of notary public - State of Florida)

Tammy Lynn Santiago  
(Print, Type, or Stamp Commissioned Name of Notary Public)

Official Seal



My commission expires: 09/28/24

Personally known OR

Produced identification

Type of identification produced: FL Drivers License

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 671 of the 19th District, 2nd Section of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point on the South side of Dallas-Powder Springs Highway, also known as State Route # 6 where being the same is intersected by the West line of Land Lot 671, also being the dividing line between Cobb and Paulding Counties; Running thence South 69 degrees 5 minutes East along the South side of Dallas-Powder Springs Highway a distance of 544.20 feet; Running thence South 18 degrees 43 minutes West a distance of 598.48 feet to the Northerly side of the Seaboard Railroad Right-of-Way; Running thence North 75 degrees 29 minutes West along the Northerly side of the Seaboard Railroad Right-of-Way and following the curvature thereof to the West line of Land Lot 671 (being a chord of 388.20 feet); Running thence North 0 degrees 57 minutes East along the West line of Land Lot 671 a distance of 676.63 feet to the South side of Dallas-Powder Springs Highway and the POINT OF BEGINNING.