



Community Development Dept.
4181 Atlanta Street,
Powder Springs, GA 30127.
Phone: 770-943-1666. Ext 345

June 9, 2025

Pamela L. Mabry
County Clerk, Cobb County
100 Cherokee Street, Suite 355
Marietta GA 30090.

Re: Petition for Annexation and Rezoning submitted by Applicant Thomas Thrift
Residential for the following parcels:

A 21.18 acre area located at CH James Parkway, Allen Farm Rd and PS Dallas Road within land lots 671 and 672, Cobb County Georgia, PINs: 19067100020, 19067100050, 19067100070, 19067200040, and 19067200070 owned by Marilyn Adams, Tyler Chandler Homes, Marjorie Betzabe Sanchez, Gudiel Berney and Spring Creek Investment Properties LLC (David Allen) with request to rezone PINs 19067100070, 19067200070 and 1906720040 from R-30 (County) to CRC (City) and PINs 19067100020 and 1906710050 from R-30 (County) to MXU (City)

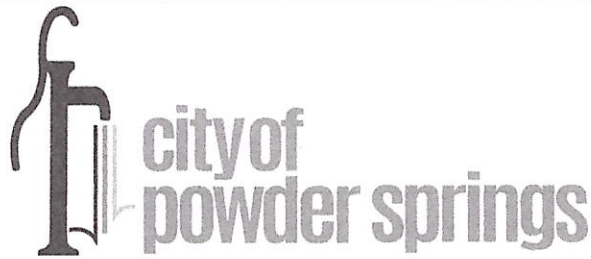
Dear Pamela Mabry,

The City of Powder Springs has received the enclosed application for Annexation and applications for Rezoning. The sites are currently zoned R-30 in the County, and the applicants are requesting CRC and MXU in the City. The applicant's development proposal is included in the attached packet.

The rezoning requests will be heard at the Planning and Zoning Commission's June 30th, 2025 public hearing and at the Mayor and Council's July 21st, 2025 public hearing. The Mayor and Council will hear the annexation petition on June 16, 2025 (first reading); and July 21st (second reading and public hearing).

Sincerely,

Kerisha Black
City of Powder Springs
Ph: 770.943.1666
Email: kblack@cityofpowdersprings.org
Carbon Copies emailed to: Pamela.Mabry@cobbcounty.org;
Donald.Wells@cobbcounty.org; Jessica.Guinn@cobbcounty.org



Community Development Dept.
4181 Atlanta Street
Powder Springs, GA 30127
commdev@cityofpowdersprings.org
770-943-1666

Annexation Application

Applicant Or Agent Must Be Present At All Public Hearings

Applicant Information

Name: Thompson Thrift Residential

Address: 111 Monument Circle Suite 1500 Indianapolis, IN

Phone: [REDACTED]

Email: [REDACTED]

Property Owner ☐

Elector ☐

Primary Contact Person ☒

Property Owner Information Complete if different than applicant.

Name: Marilyn J Adams / Tyler Chandler Homes, LLC / Sanchez Marjorie Betzabe & Gudiel Berny / David Allen & Christina Allen

Address: 7100 CH James Pkwy, Hiram, GA 30141 / 322 Lawrence Street Marietta, GA 30060 / 3374 Nathan Dean Pkwy, Rockmart, GA 30153 / 5655 Allen Farm Rd SW Powder Springs, GA 30127

Phone: Tyler Chandler Homes LLC - [REDACTED] / Sanchez Marjorie Betzabe & Gudiel Berny - [REDACTED] David Allen & Christina Allen - [REDACTED]

Email: Tyler Chandler Homes LLC - [REDACTED] / Sanchez Marjorie Betzabe & Gudiel Berny - [REDACTED] David Allen & Christina Allen - [REDACTED]

Property Information

Address: 7100 Ch James Pkwy, Hiram, GA 30141 / C H James Pkwy / C H James Pkwy / 5655 Allen Farm Rd Sw, Po [REDACTED]

Parcel ID Number: 19067100020 / 19067100050 / 19067100070 / 19067200070 / 19067200040

Land Lot: LL 671 LL 672

District: Cobb County Commission District (4) / Land District 19

Number of Acres: 21.188

Current County Zoning: Cobb County (R-30)

If residential, how many residents? 2

Proposed City Zoning: MXU / CRC

Notary Attestation

I attest that this application and its attachments are accurate to the best of my knowledge and certify that the described property adjoins and is contiguous to the existing corporate limits of the City of Powder Springs, Georgia:

Executed in Indianapolis (City), IN (State).

Signature of Applicant

Printed Name

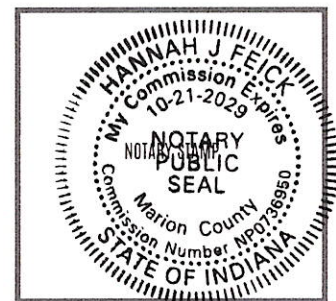
Date

Subscribed and sworn before me this _____ day of _____ month, 20 ____.

Signature of Notary Public

Name of Notary Public

My Commission Expires





PIN: 19067100050
Owner: Tyler Chandler Homes Llc
Current Zoning: R-30
Proposed Zoning: MXU

6.2 acres

PIN: 19067100020
Owner: Adams Marilyn J
Current Zoning: R-30
Proposed Zoning: MXU

8.5 acres

PIN: 19067100070
Owner: Sanchez Marjorie Betzabe & Gudiel Berny
Current Zoning: R-30
Proposed Zoning: Commercial

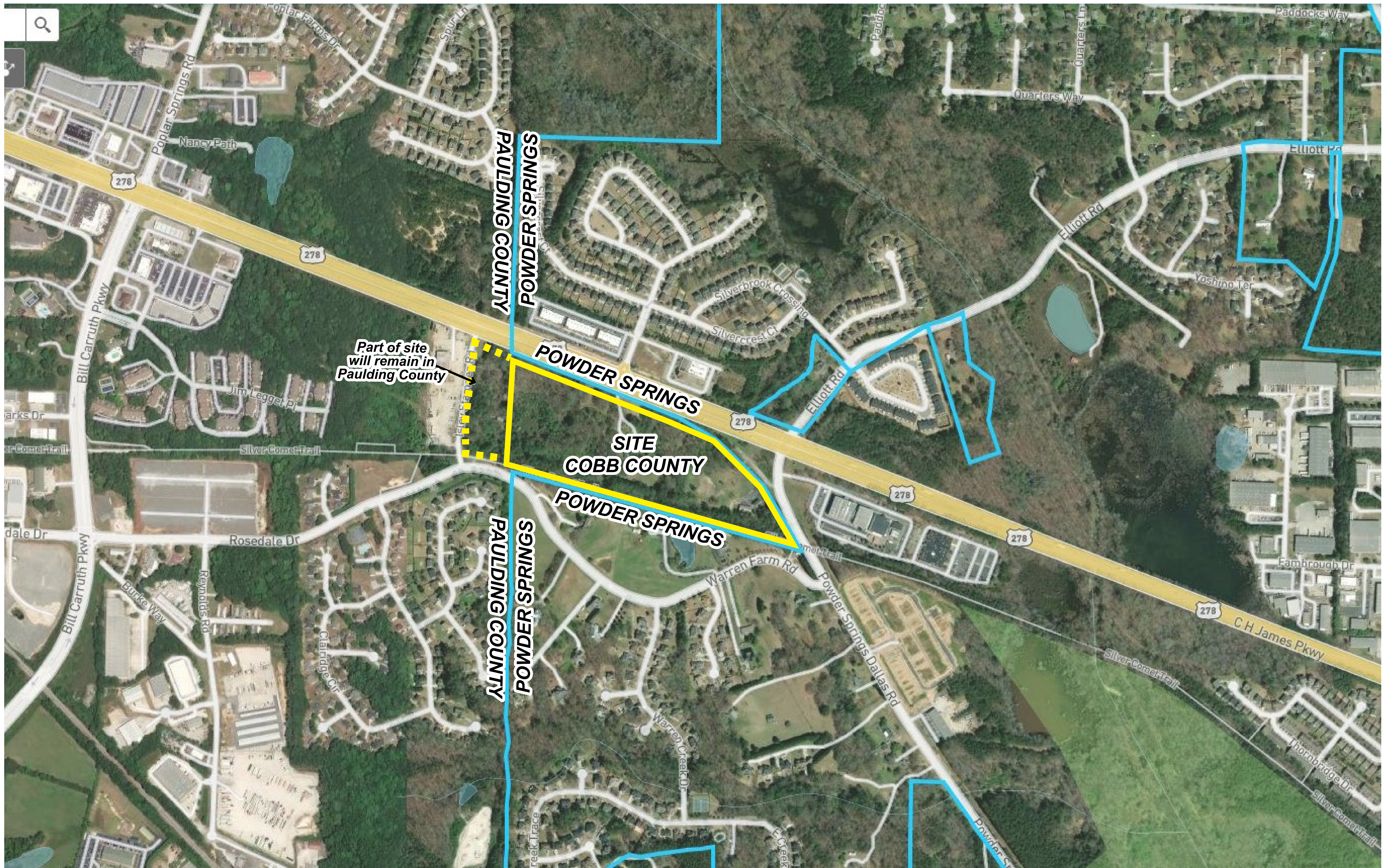
1.83 acres

PIN: 19067200070
Owner: Sanchez Marjorie Betzabe & Berny Enriqu
Current Zoning: R-30
Proposed Zoning: Commercial

0.194 acres

PIN: 19067200040
Owner: Spring Creek Investment Properties Llc
Current Zoning: R-30
Proposed Zoning: Commercial

3.744 acres



Page 1:

Appendix A:

Tyler Chandler Homes, LLC &
Marilyn J. Adams - Annexation Supporting Documents

Page 2: ALTA Survey of both properties (PIN: 19067100050 & PIN: 19067100020)

Page 3 through 6: Deed & legal description of Tyler Chandler Homes, LLC Property (PIN: 19067100050)

Page 7 & 8: Deed & legal description of Marilyn J. Adams Property (PIN: 19067100020)

Page 9: Overall legal description of Marilyn J. Adams Property & Tyler Chandler Homes, LLC Property (PIN: 19067100020 & PIN: 19067100050)

Appendix B:

David Allen and Christina Allen (Spring Creek Investments) -
Annexation Supporting Documents

Page 10: ALTA Survey of SCI property (PIN: 19067200040)

Page 11 & 13: Deed & legal description of SCI property (PIN: 19067200040)

Appendix C:

Sanchez Marjorie Betzabe & Gudiel Berny - Annexation Supporting
Documents

Page 14: ALTA Survey of Sanchez property (PIN: 19067200070)

Page 15: ALTA Survey of Sanchez property (PIN: 19067100070)

Page 16 through 17: Deed (recorded by plat) of Sanchez property (PIN: 19067200070)

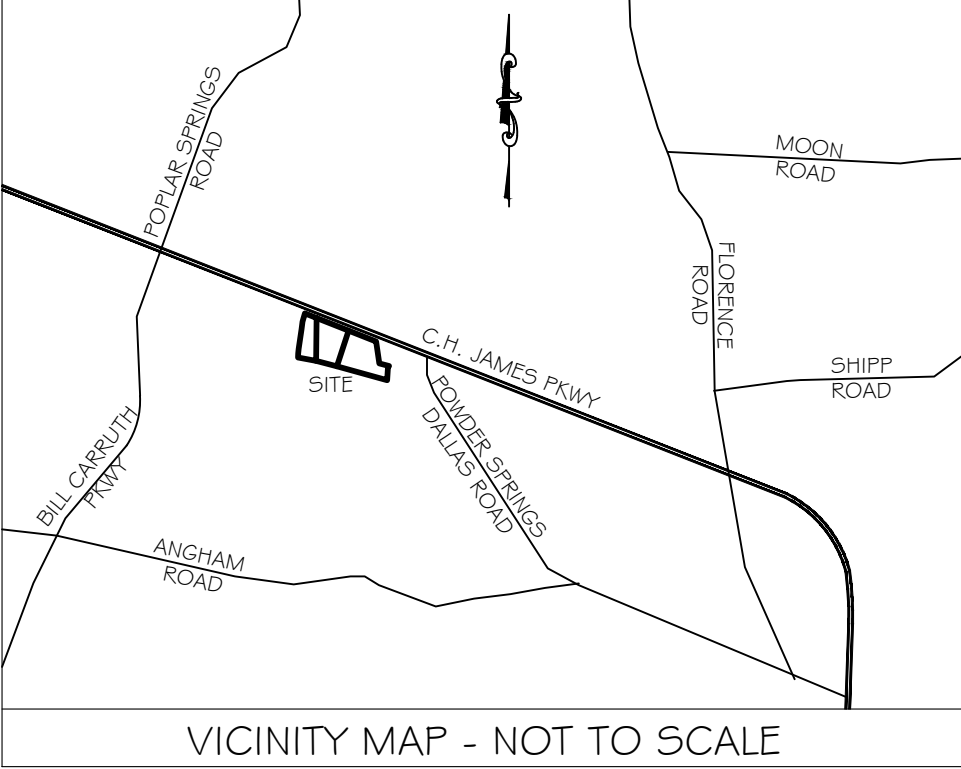
Page 18 through 19: Deed & legal description of Sanchez property (PIN: 19067100070)

ALTA/NSPS (2021) 'TABLE A' NOTES

1. All monuments found are indicated on survey. Monument placed as 1/2" rebar with cap (inscribed).
2. See Survey note 1G for Property addresses.
3. See Survey note #3 for Flood Zone Information.
4. Gross Land Area shown on Survey.
5. Substantial features and improvements as shown on Survey.
6. Adjacent to subject property are labeled and shown on Survey.
7. No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
8. There have been no proposed changes in the street right of way lines to the knowledge of the Surveyor as of the date of this Survey.
9. Professional liability insurance policy is in place by LJA Engineering.

GEORGIA WEST STATE PLAT
NAD 83 (2011)
GEOGRAPHIC

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 39°12'33" W	28.79'



SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Cobb County, Georgia, (Community-panel number 13067C0008G, dated December 16, 2008), and for Paulding County, Georgia, (Community-panel number 13223C0163G, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
4. The locations of underground utilities shown hereon are based on visible structures and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction.
5. North arrow and bearings shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 02-28-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet. Field work was completed on 02/28/2025.
6. The field data upon which this plat is based was gathered using Base and Rover using multiple setups and duplicate observation on corners. The processed data has a horizontal position of less than 0.07 Feet. The scale factor used to adjust the points to ground distances: 1.00010847171840.
7. This plat has been calculated for closure and is found to be accurate within one foot in 284,284 feet.
8. Equipment used for measurement: GPS: Base: Trimble r12 GPS Receiver
Rover: Trimble r12 GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Land buffers and setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), site landmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on Subject Property at the time of the field Survey.
14. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property. Surveyor recommends a wetland delineation for accuracy of wetland areas and stream buffers.
15. At the time of the field survey there was no observable evidence of recent earth moving work, building construction, building additions, changes in right-of-way, or recent street and/or sidewalk repair.
16. Current property owner/site address:
TR. #1: TYLER CHANDLER HOMES LLC P.I.D. #177.3.1.003.0000- 20 Isley Stamper Road Hiram, GA
TR. #2: TYLER CHANDLER HOMES LLC P.I.D. #19067100050- C.H. James Parkway, Powder Springs, GA
TR. #3: MARILYN J. ADAMS P.I.D. #19067100020- 7100 CH James Parkway, Powder Springs, GA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 39°12'33" W	28.79'

SURVEYOR CERTIFICATION

TO: Thompson Thrift Development, Inc., and Indiana Corporation # Old Republic National Title Insurance Company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF March 10, 2025.



Patrick Nunn, GA P.L.S. #2860

03/10/2025

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Patrick Nunn, GA P.L.S. #2860

03/10/2025

LOCATED IN:
LAND LOT 670
19TH DISTRICT, 2ND SECTION,
PAULDING COUNTY, GEORGIA
AND
LAND LOT 671, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

ALTA / NSPS LAND TITLE SURVEY
7100 C H James Parkway, Powder Springs, GA
C H James Parkway, Powder Springs, GA
20 Isley Stamper Road Hiram, GA
FOR
Thompson Thrift

DESCRIPTION	
ISSUE:	DATE
INITIAL:	03/07/2025
REV. 1:	
REV. 2:	
REV. 3:	
REV. 4:	
REV. 5:	
REV. 6:	
REV. 7:	
DRAFTED BY: PN	
CHECKED BY: MCB	
PROJECT #:	
LJA1824-2501	

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO DULY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SHEET NO:

1 OF 1

Campbell & Brannon, LLC
5565 Glenridge Connector
Suite 350
Atlanta, GA 30342
File No.: G211653DM
(Phone No.: [REDACTED])

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.

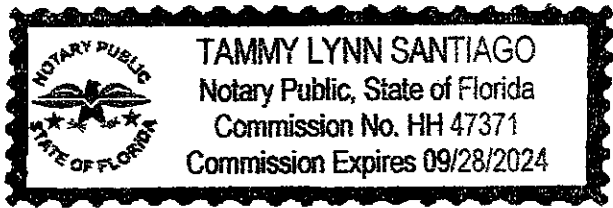
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Kimberly Gonzalez
Unofficial Witness

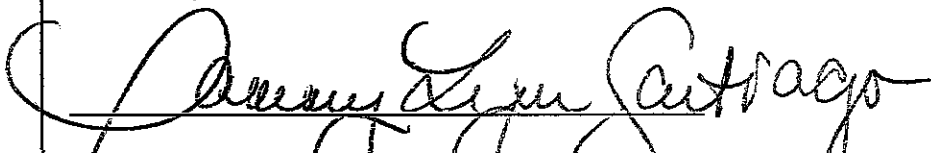
Lionel David Hobson, Jr
Lionel David Hobson, Jr

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

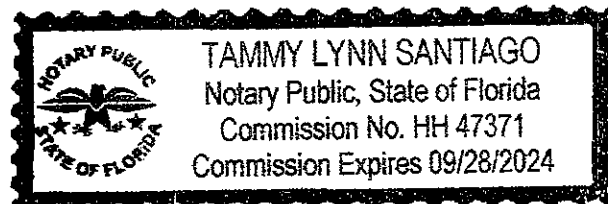


Page 5:**Florida Notarial Jurat****STATE OF FLORIDA****COUNTY OF** Flagler

Sworn to (or affirmed) and subscribed before me by personally appearing before me by means of physical presence ~~or online notarization~~, this 12th 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

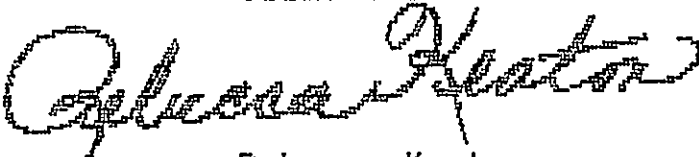
Page 6:

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.

Deed Book 15687 Pg 11
Filed and Recorded Nov-20-2019 11:47am
2019-0137542
Real Estate Transfer Tax \$0.00
0332019028458


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

After Recording Return To:
Rountree Law Firm
27 Courthouse Square
Dallas, Georgia 30132
(770) 443-6060

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF PAULDING

DOCUMENT PREPARATION ONLY
NO TITLE WORK DONE

THIS INDENTURE, made the 7th day of November in the year of our Lord Two Thousand Nineteen, between MARILYN J. ADAMS, as Trustee of THE REVOCABLE TRUST OF MARILYN J. ADAMS, dated the 29th day of July, 1994, as party of the first part hereinafter called Grantor, and MARILYN J. ADAMS, as party of the second part hereinafter called Grantee, (the words “Grantor” and “Grantee” to include their respective heirs, successor trustees of said trust and the assigns of said trust) all of the rights, title, interest, and equity, in and to the following described property to wit.

WITNESSETH: That Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable considerations cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following:

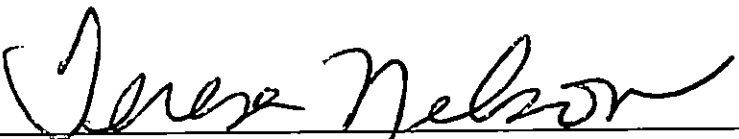
SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

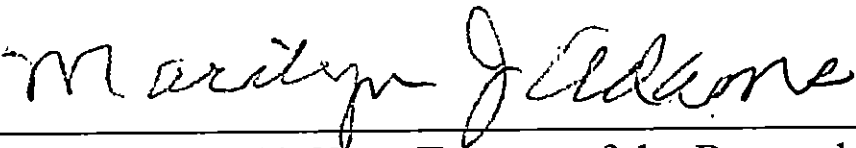
This property is currently known as 7100 C H James Parkway, SW, Hiram, Cobb County, Georgia.

TO HAVE AND TO HOLD the said described premises to the Grantees, so that neither Grantors nor any person or persons claiming under Grantors shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

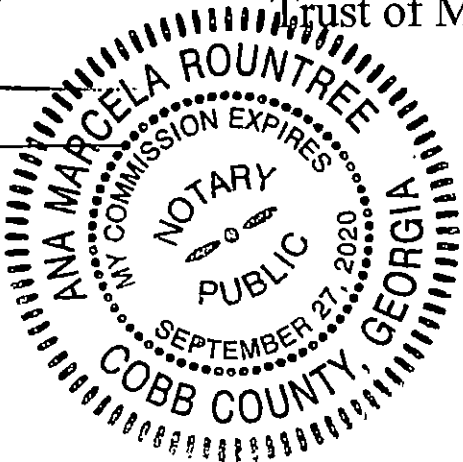
IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


(Unofficial Witness)


MARILYN J. ADAMS as Trustee of the Revocable
Trust of Marilyn J. Adams


Notary Public



Deed Book 15687 Pg 12
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "A"

ALL THAT tract or parcel of land lying and being in Land Lots 671 and 672 of the 19th District, 2nd Section, Cobb County, Georgia, and being a parcel containing 17.3 acres as shown per plat of survey of the property of Paul D. Adams prepared by Richard Maskevich, Registered Land Surveyor, dated June 1, 1971 and recorded at Plat Book 51, page 198, Cobb County Records, and being more particularly described as follows:

BEGINNING at a point on the west line of Land Lot 671 (which line is also the county line separating Paulding County and Cobb County, Georgia) where the north right-of-way line of the Seaboard Railroad crosses said west land lot line; and running thence north 0° 57' east 676.63 feet to an iron pin at the southerly right-of-way of Dallas-Powder Springs Road (100 foot right-of-way), also known as Dallas Highway No. 6; running thence southeasterly along the southerly right-of-way of Dallas-Powder Springs Road a distance of 1694.2 feet, more or less, to an iron pin at the center line of an old road bed; running thence southwesterly and following the center line of said old road bed a distance of 351.2 feet, more or less, to an iron pin at the northeasterly end of a wood bridge; running thence south 8° 03' west 202.5 feet, more or less, to the northerly right-of-way line of the aforementioned Seaboard Railroad right-of-way (100 feet); running thence westerly along the northerly line of said Seaboard Railroad right-of-way a distance of 1,161.6 feet, more or less, to the westerly line of Land Lot 671 and the point of beginning.

Page 9:

LEGAL DESCRIPTION - Overall

A parcel of land lying in Land Lot 671 of the 19th District, 2nd Section, Cobb, Georgia, and being more particularly described as follows:
Commence at a found concrete monument lying on the northerly right-of-way line of Highway 278, also lying on the common line of Land Lots 662 & 663, said line also being the county line common to Cobb and Paulding counties; Thence run South 07 Degrees 54 Minutes 49 Seconds West along said common lines for a distance of 148.24 feet to a found 1/2" rebar lying on the southerly right-of-way of Highway 278 and common line of Land Lots 670 & 671 and the aforementioned county line between Cobb and Paulding counties, said point being the POINT OF BEGINNING of the parcel herein described;
thence run South 68 degrees 28 minutes 13 seconds East along said right-of-way for a distance of 544.69 feet to a found angle iron; thence, continuing along said right-of-way South 68 degrees 28 minutes 16 seconds East, a distance of 466.06 feet to a set 5/8" capped rebar (L.S.F. #1390); thence, leaving said right of way and running South 8 degrees 18 minutes 21 seconds East, 351.04 feet to set 5/8" capped rebar (L.S.F. #1390); thence, South 75 degrees 30 minutes 29 seconds East, a distance of 158.72 feet to a set 5/8" capped rebar (L.S.F. #1390); thence, South 39 degrees 12 minutes 33 seconds West, a distance of 28.79 feet to a 1/2" rebar found; thence, South 3 degrees 47 minutes 20 seconds West, a distance of 202.27 feet to a 1/2" rebar found along the northerly right of way of the Silver Comet Trail; thence, continuing along said right of way North 74 degrees 33 minutes 45 seconds West, 822.16 feet to a 1" open top pipe found; thence, North 75 degrees 17 minutes 56 seconds West along said right-of-way for a distance of 337.45 feet to a found axle lying on the common line of Land Lots 670 & 671, said line also being the county line common to Cobb and Paulding counties; thence, North 0 degrees 29 minutes 41 East, 677.67 feet

NOTE

The bearings shown on this survey were calculated from a random traverse using field angles and a single magnetic observation. The bearings may differ from previous surveys due to magnetic declination even though the property lines are the same.

NOTE

This survey performed using a K & E Trolong, 30" Transit and 200' steel tape. A computer used for all calculations.

This survey subject to all rights of way and easements as shown or on record. Acreage calculation based on dimension as shown on plat.

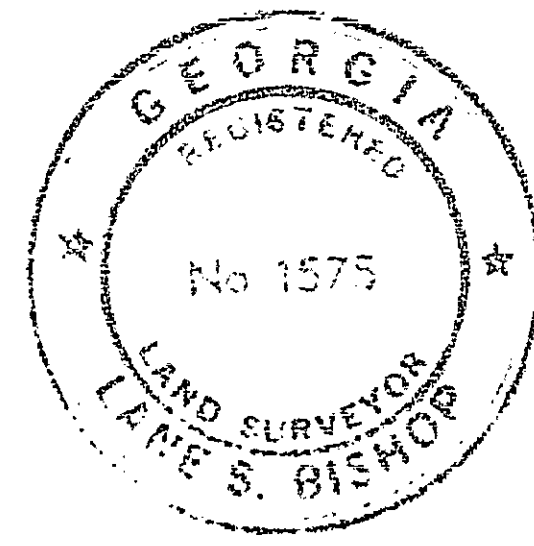
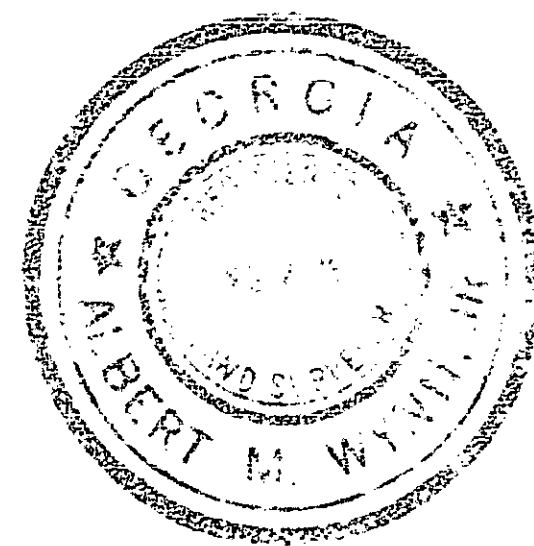
"The field data upon which this map or plat is based has a closure error of one foot in 5000 feet and an angular error of 00" per angle point, and was adjusted using Cochran's rule."

"This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet."

THIS PROPERTY LINE AGREED TO:
BY Paul Williams

DATE December 5, 1979

WITNESS Francis Baker



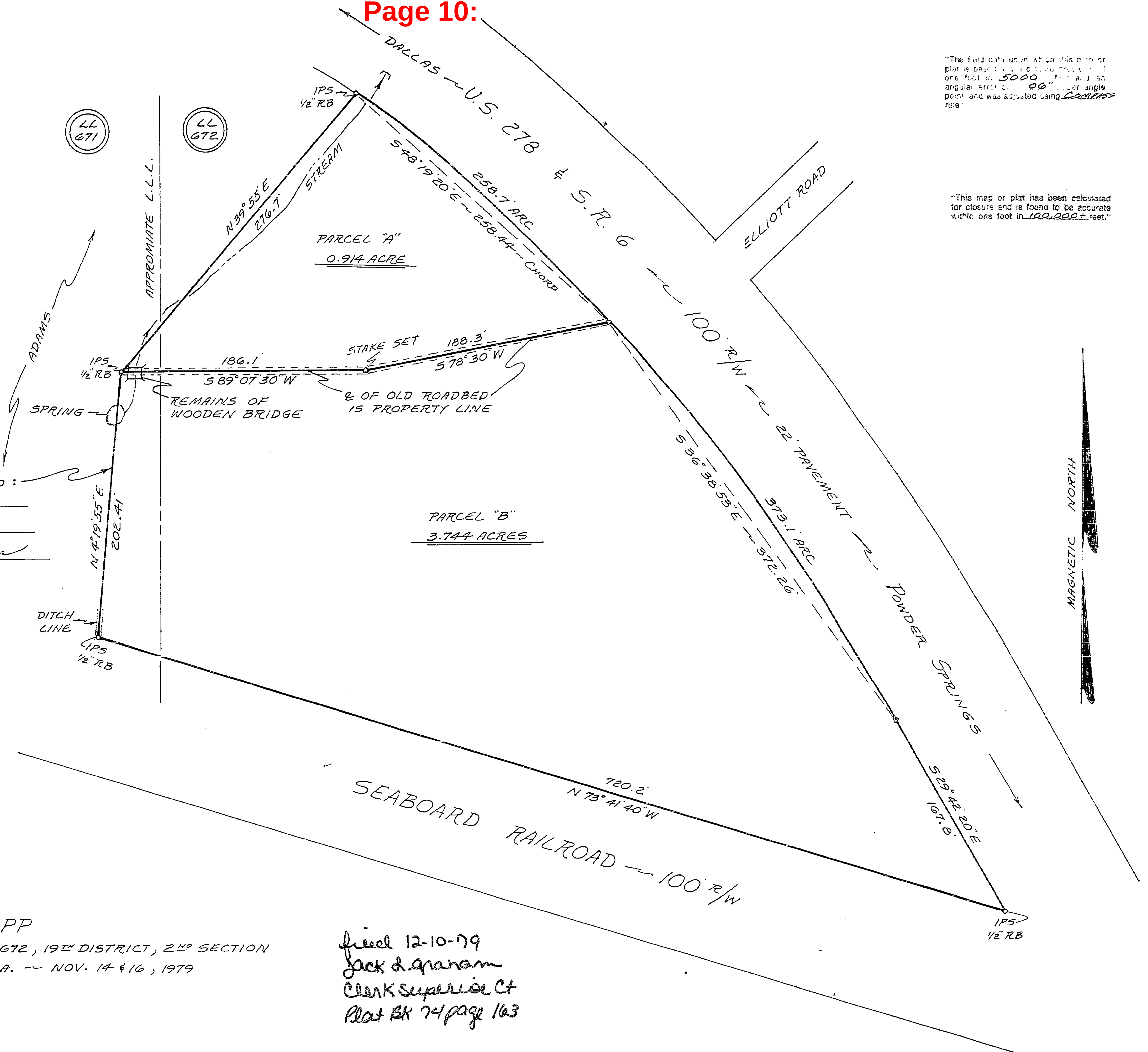
In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Albert M. Wynne, Jr.
Lane S. Bishop

SURVEY FOR
LESSIE SHIPP

LAND LOTS 671 & 672, 19TH DISTRICT, 2ND SECTION
COBB COUNTY, GA. ~ NOV. 14 & 16, 1979
SCALE ~ 1" = 50'

filed 12-10-79
Jack L. Graham
Clerk Superior Ct
Plat BK 74 page 163



Deed Book 15514 Pg 4143
Filed and Recorded Feb-14-2018 02:14pm
2018-0021458
Real Estate Transfer Tax \$60.00
0332018003009


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

Record and Return to:

 Sparks|King|Watts|Reddick, LLC
3475 Dallas Highway, Bldg. 300, Ste. 320
Marietta, GA 30064
Order No.: GA-WSC180044PUR

LIMITED WARRANTY DEED

 STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made this 12th day of February, 2018, between

Miriam G. Shipp

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

David Allen

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 Lots 671 and 672 of the 19th District, 2nd Section, Cobb County, Georgia, being Parcel "B" containing 3.744 acres, as shown on that survey for Lessie Shipp dated 12/5/79 and recorded in Plat Book 74, Page 163, Cobb County, Georgia Records, which plat is hereby referred to and made a part hereof by this reference.

Parcel 19067200040

This is the same property as conveyed by Martin Jewell Shipp to Miram G. Shipp dated January 7, 2007, as recorded in Deed Book 14440, page 3988, Cobb County, Georgia records on January 17, 2007, which incorrectly referenced the parcel as Parcel "A".

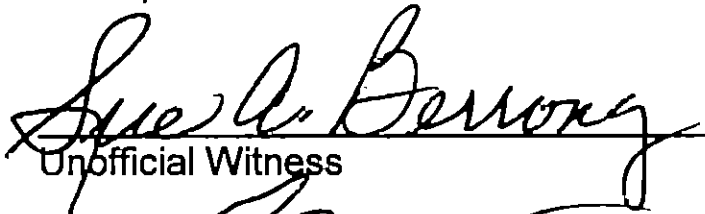
Subject to all easements and restrictions of record.

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 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.

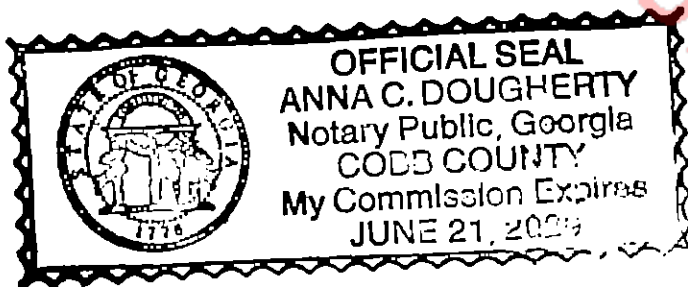
Signed, sealed and delivered
in the presence of:



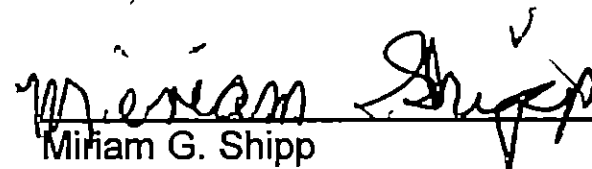
Unofficial Witness

Notary Public
My Commission Expires: _____

[Notary Seal]



GRANTOR:



Miriam G. Shipp (Seal)

Unofficial Copy

Page 13:

Jay C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to:
Bobbitt & Associates, P.C.
Attorneys at Law
3215 South Cherokee Lane
Suite 1630
Woodstock, GA 30188

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Cherokee

This Indenture made this 7TH day of JANUARY, 2007 between MARTIN JEWELL SHIPP, of the County of COBB, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MIRIAM G. SHIPP, 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 (\$10.00) Dollars and other good and valuable considerations 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,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 671 AND 672 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING PARCEL "A" CONTAINING 3.744 ACRES, AS SHOWN ON THAT SURVEY FOR LESSIE SHIPP DATED 12/5/79 AND RECORDED IN PLAT BOOK 74, PAGE 163, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART HEREOF BY THIS REFERENCE.

This Deed is given subject to all easements and restrictions of record, if any.

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 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 claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

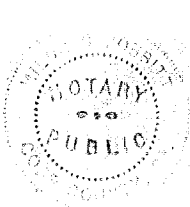
Signed, sealed and delivered in the presence of:

Witness

Notary Public

MARTIN JEWELL SHIPP

(Seal)



MILDRED BOBBITT
NOTARY PUBLIC
COBB COUNTY, GA
MY COMMISSION EXPIRES MAY 8, 2008

NOTE

The bearings shown on this survey were calculated from a random traverse using field angles and a single magnetic observation. The bearings may differ from previous surveys due to magnetic declination even though the property lines are the same.

NOTE

This survey performed using a K & E Trolong, 30" Transit and 200' steel tape. A computer used for all calculations.

This survey subject to all rights of way and easements as shown or on record. Acreage calculation based on dimension as shown on plat.

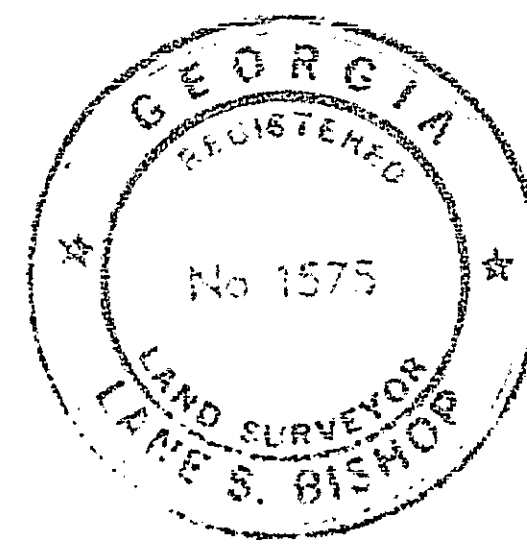
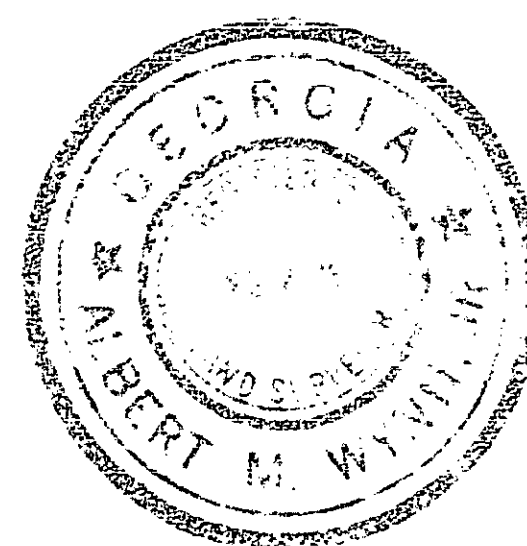
"The field data upon which this map or plat is based has a closure error of one foot in 5000 feet and an angular error of 00" per angle point, and was adjusted using Cochran's rule."

"This map or plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet."

THIS PROPERTY LINE AGREED TO:
BY Paul Williams

DATE December 5, 1979

WITNESS Francis Baker



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Albert M. Wynne, Jr.
Lane S. Bishop

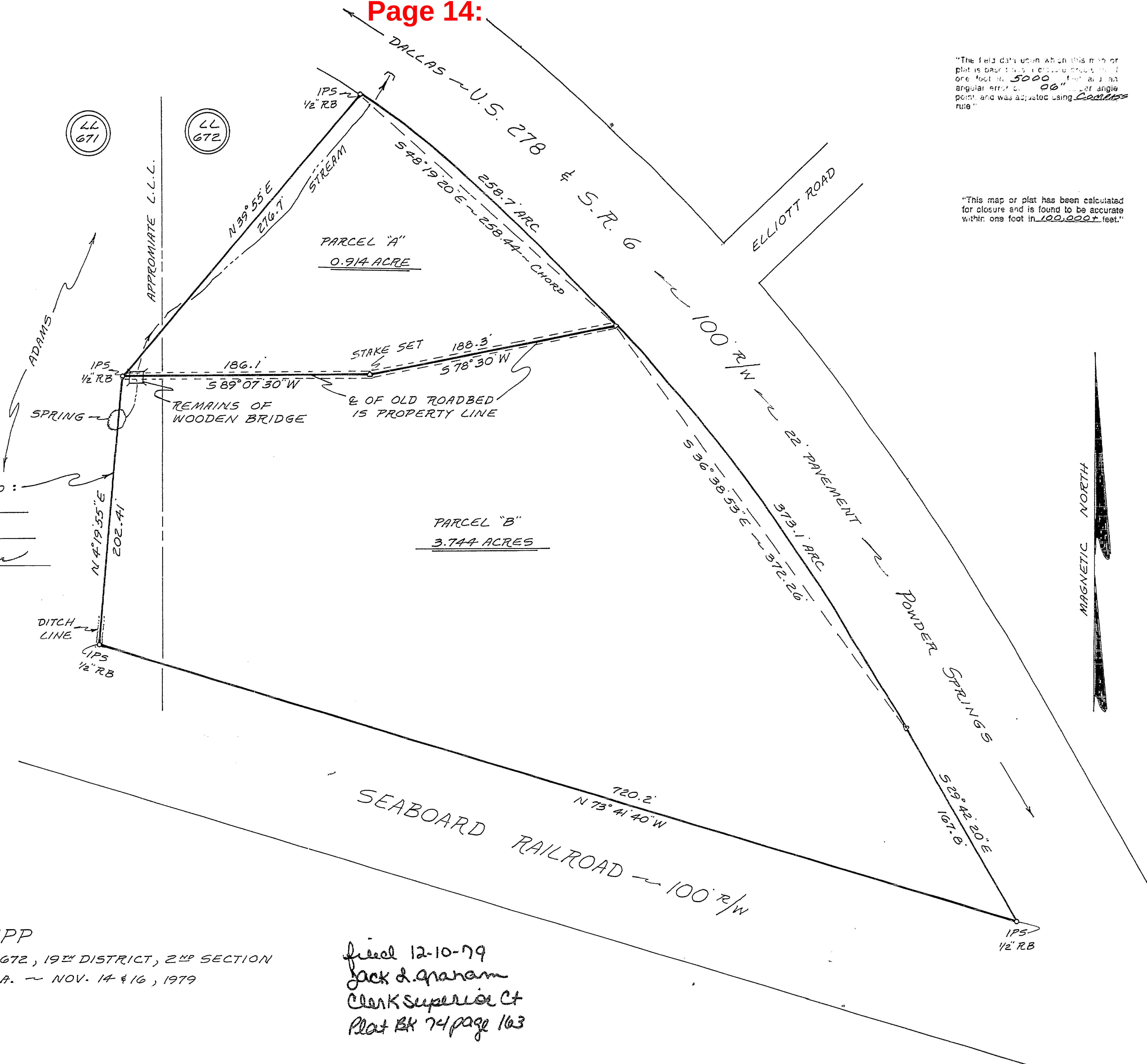
SURVEY FOR
LESSIE SHIPP

LAND LOTS 671 & 672, 19TH DISTRICT, 2ND SECTION

COBB COUNTY, GA. ~ NOV. 14 & 16, 1979

SCALE ~ 1" = 50'

filed 12-10-79
Jack L. Graham
Clerk Superior Ct
Plat BK 74 page 163

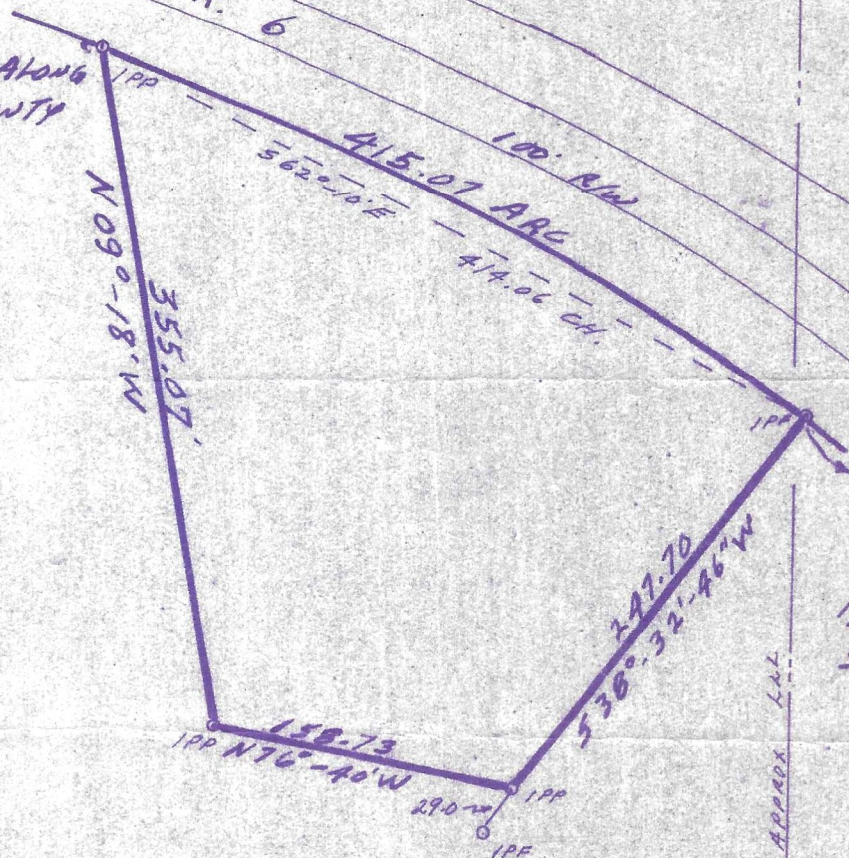


IN

Page 15:



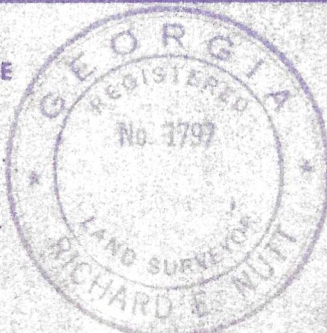
1007.63' Along
RW TO COUNTY
LINE



I HAVE THIS DATE EXAMINED THE OFFICIAL
FIA (FLOOD HAZARD) MAPS AND DETERMINED
THAT THIS PROPERTY IS NOT IN AN AREA
HAVING SPECIAL FLOOD HAZARDS

IN MY OPINION THIS PLAT IS A
CORRECT REPRESENTATION OF THE
LAND PLATTED AND HAS BEEN
PREPARED IN CONFORMITY WITH
THE MINIMUM STANDARDS AND
REQUIREMENTS BY LAW.

Richard E. Nutt



ALL SOUTH ENGINEERING AND
SURVEYING CO., INC.
MABLETON, GEORGIA
TELEPHONE 944-8845

SURVEY FOR
W. EDWARD GILL

AREA 1.83 ACRES

REVISIONS

LAND LOTS - 671 & 672

DISTRICT - 19 SECTION 2

COUNTY COBB

STATE - GEORGIA

DATE 12-18-79 SCALE 1" = 100'

CC-
DWN- CHKD-
JOB NO.

Record and Return to:
Lueder, Larkin & Hunter, LLC
12345 Veterans Memorial Highway
Douglasville, GA 30134
File No.: GA-DG-23-0474-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB
APN/Parcel ID: 19067200070

THIS INDENTURE, made this 26th day of June, 2023, between

Jay Peter Meissner

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

Marjorie Betzabe Sanchez and Berny Enrique Sanchez Gudiel
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

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 which is located in Land Lots 671 and 672 of the 19th District, 2nd Section, Cobb County, Georgia, being Parcel A as shown on that certain survey for Leslie Shipp dated 12/5/1979 recorded on December 10, 1979 at Plat Book 74, Page 163, Cobb County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Subject to all easements and restrictions of record.

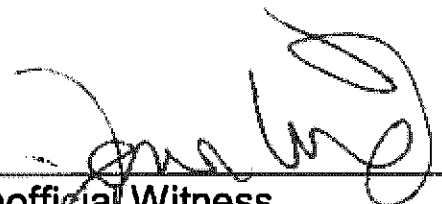
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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.

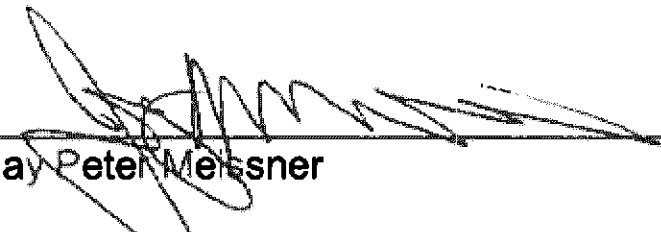
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

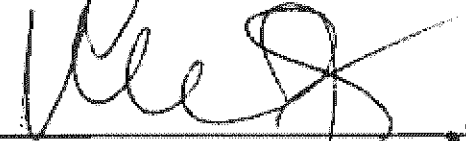
GRANTOR:



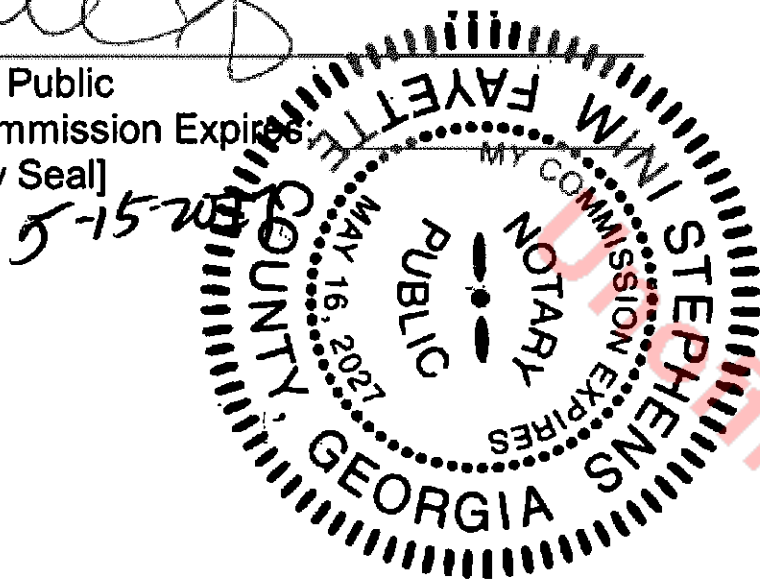
Unofficial Witness



Jay Peter Messner (SEAL)



Notary Public
My Commission Expires:
[Notary Seal]



Official Copy

Deed Book 16114 Page 5318
Filed and Recorded 02/13/23 1:54:00 PM
2023-0010235
Real Estate Transfer Tax \$145.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 7339863107
7067927936

After Recording Return To:
McMichael & Gray, P.C.
3475 Dallas Highway, Bldg. 300, Ste. 320
Marietta, GA 30064

Order No.: WSC-230036-PUR

Property Appraiser's Parcel I.D. Number:
19067100070

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 10th day of February, 2023, between

W. Edward Gill

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

Marjorie Betzabe Sanchez and Berny Enrique Sanchez Gudiel
as Joint Tenants with Rights of Survivorship and not as Tenants in Common

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 No/100 Dollars (\$10.00) and other good and valuable considerations 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,

All that tract or parcel of land lying and being in Land Lots 671 and 672 of the 19th District, 2nd Section, 1.83 acres, Cobb County, Georgia and being more particularly described as follows: Beginning at a point on the Southerly side of State Highway No. 6, 799.6 feet West of the Right of Way of the Seaboard Railroad; Running thence South 38 degrees 32 minutes 46 seconds West 247.70 feet; Running thence North 76 degrees 40 minutes West a distance of 158.73 feet; Running thence North 9 degrees 18 minutes West a distance of 355.7 feet to the Southerly side of State Highway No. 6; Running thence Southeasterly on the Southerly side of State Highway No. 6 and following the curvature thereof a distance of 415.07 feet to the point of beginning.

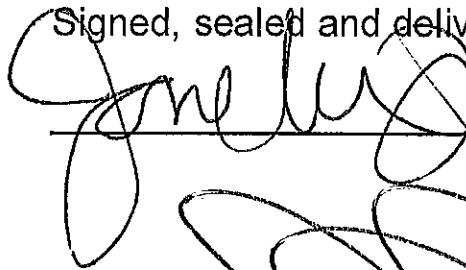
SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 Grantee forever in **FEE SIMPLE**.

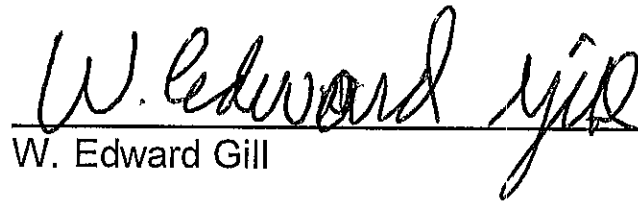
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

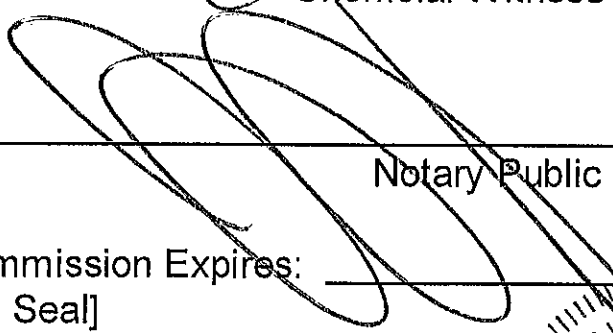
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:



Unofficial Witness


W. Edward Gill (Seal)



Notary Public

My Commission Expires: _____
[Notary Seal]

