



city of powder springs

Rezoning Request

Application Checklist

Applicant Information

Name ***DOSSEY, LLC**

Phone **(404) 328-6280; *(770) 429-1499**

Mailing Address **6234 Old Highway 5, Suite D9-250, Woodstock, GA 30188**

Email **jeff@ridgepe.com; *jkm@mijs.com**

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments: 2021 City of Powder Springs (one parcel) and Cobb County Tax Receipts

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



**city of
powder springs**
Rezoning Request
Application Form

Applicant Information

Name *DOSSEY, LLC	Phone (404) 328-6280; *(770) 429-1499
Mailing Address 6234 Old Highway 5, Suite D9-250, Woodstock, GA 30188	Email jeff@ridgepe.com; *jkm@mijs.com

Rezoning Request Property Information


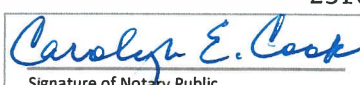
Address See Attached Exhibit "A"	Parcel ID / Lot# See Exhibit "A"	Acreage 37.208+/-
Present Zoning R-15 (City); GC, R-20 (Cobb County)	Proposed Zoning PUD-R	
Source of Water Supply Cobb County	Source of Sewage Disposal Cobb County	
Proposed Use Peak Hour Trips Generated	Source	


Additional Information, If Applicable

Elementary School and School's Capacity Powder Springs Elementary - 110 under	Middle School and School's Capacity Cooper Middle - 115 under
High School and School's Capacity McEachern High - 93 under South Cobb High - 615 under	

Notary Attestation

Executed in Marietta (City), GA (State).

BY:  Signature of Applicant <u>GA Bar No. 519728</u>	<u>J. Kevin Moore</u> Printed Name	<u>December 23, 2021</u> Date
Attorneys for Applicant and Property Owners Subscribed and sworn before me this <u>23rd</u> day of <u>December</u> , 2021		
 Signature of Notary Public	<u>Carolyn E. Cook</u> Name of Notary Public	<u>January 10, 2023</u> My Commission Expires



***See Exhibit "B" for Applicant's and Property Owners' Representative Information**

For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



**city of
powder springs**
Rezoning Request
Notice of Intent

Applicant Information

Name *DOSSEY, LLC	Phone (404) 328-6280; *(770) 429-1499
Mailing Address 6234 Old Highway 5, Suite D9-250, Woodstock, GA 30188	Email jeff@ridgepe.com; *jkm@mijs.com

Notice of Intent

PART I. Please indicate the purpose of this application :

The purpose of this Application for Rezoning is to assemble multiple parcels into one tract and develop the overall tract into a quality single-family residential community.

PART II. Please list all requested variances:

(1) Variance to allow a minimum horizontal road centerline radius of 37 feet;

(2) Variance to allow minimum lot size of 6,000 square feet (PUD-R, Sec. 2-15);

(3) Variance to waive requirement to maintain 75 percent of existing tree canopy (Sec. 12-13).

Part III. Existing use of subject property:

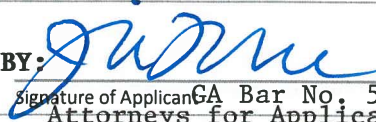
The majority of the property is undeveloped; however, certain parcels do have aged single-family structures.

Part IV. Proposed use of subject property:

Single-Family Residential Community

Part V. Other Pertinent Information (List or attach additional information if needed):

Applicant Signature

BY: 	*DOSSEY, LLC/J. Kevin Moore	December 23, 2021
Signature of Applicant	GA Bar No. 519728 Printed Name	Date
Attorneys for Applicant and Property Owner		

***See Exhibit "B" for Applicant's and Property Owners' Representative Information**



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name ***DOSSEY, LLC**

Phone **(404) 328-6280; *(770) 429-1499**


Mailing Address **6234 Old Highway 5, Suite D9-250, Woodstock, GA 30188**

Email **jeff@ridgepe.com; *jkm@mijs.com**

Written Analysis In details please address these Rezoning Criteria:

- a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.
The proposed PUD-R zoning district is compatible with the purposes and intent of the City's Comprehensive Plan as the proposed development will provide quality housing; as well as, allow residential zoning and development to be adjacent to similar developments.
- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.
The proposed PUD-R zoning classification, and the proposed quality single-family residential community, are suitable uses for the Subject Property in view of uses of the surrounding properties. The majority of adjacent and surrounding properties are primarily residential uses. The proposed community would be a quality development consistent with surrounding neighborhoods.
- c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.
No adjacent or nearby properties will be adversely or negatively impacted by rezoning the Subject Property to the proposed PUD-R zoning classification and development of a quality single-family residential community.
- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
The existing zoning of the Subject Property is inconsistent in that certain parcels are zoned General Commercial ("GC"), R-15 (City), and R-20. Rezoning and development of a quality single-family residential community would allow the Property to be uniform in zoning and development standards.
- e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.
There is adequate public facilities and infrastructure in place to sufficiently service the proposed single-family residential community.
- f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.
The existing zoning does not reflect changing conditions of the surrounding area. If the Property were developed as currently rezoned, the surrounding communities would be adversely impacted.
- g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.
The proposed PUD-R zoning classification, together with the quality single-family residential community, is a more reasonable use of the Property, and provides a better overall promotion of public health, safety, morality, and general welfare of area residents and neighborhoods than uses allowed under the existing zoning classifications.

Applicant Signature

BY:  ***DOSSEY, LLC/J. Kevin Moore** **December 23, 2021**

Signature of Applicant **GA Bar No. 519728** Printed Name **Date**

Attorneys for Applicant and Property Owners



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name *DOSSEY, LLC	Applicant's Address 6234 Old Highway 5, Suite D9-250; Woodstock, GA 30188
Applicant's Attorney *J. Kevin Moore, Moore Ingram Johnson & Steele, LLP	Attorney's Address Emerson Overlook, Suite 100, 326 Roswell Street, Marietta, GA 30060

Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- | | | | | |
|--------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Individual(s) | Corporation | Partnership | Limited Partnership | Joint Venture |
| X - Limited Liability Company | | | | |

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

James S. Dugger Properties, LLC	James S. Dugger
Debi Dugger Enterprises LLC	Deborah (Debi) G. Dugger
Debi Dugger Properties LLC	

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None		

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
None		

***See Exhibit "B" for Applicant's and Property Owners' Representative Information**



city of
powder springs
Rezoning Request
Owner's Authorization Form

Owner's Authorization

Applicant Name ***DOSSEY, LLC** Applicant's Address 6234 Old Highway 5, Suite D9-250, Woodstock, GA 30188

Property Address **4380, 4388 Austell Powder Springs Road, 4383 Dugger Drive (See Exhibit "A")** Property PIN **19101900320; 19101900350; 19102000020 (See Exhibit "A")**

This is to certify that I am or We are or I am the Authorized Representative of a ~~corporation~~ **limited liability company** interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

DEBI DUGGER ENTERPRISES LLC and DEBI DUGGER PROPERTIES LLC

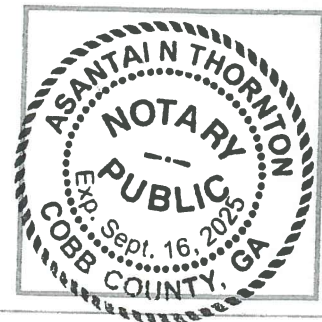
BY: Deborah E. Dugger Deborah E. Dugger 12/11, 2021
Signature of Owner Printed Name Date

State of GA, County of _____.

This instrument was acknowledged before me this 1 day of December.

2021, by Asantai N. Thornton Identification Presented:

Asantai N. Thornton Asantai N. Thornton 09/16/25
Signature of Notary Public Name of Notary Public My Commission Expires



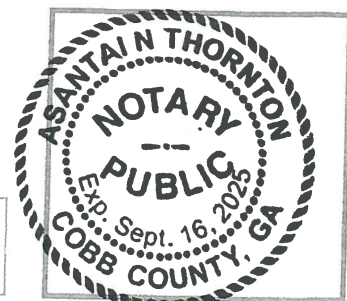
Signature of Owner Printed Name Date

State of GA, County of cobb.

This instrument was acknowledged before me this 1 day of December.

2021, by Asantai N. Thornton Identification Presented:

Asantai N. Thornton Asantai N. Thornton 09/16/25
Signature of Notary Public Name of Notary Public My Commission Expires





city of
powder springs

Rezoning Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Dossey, LLC	Applicant's Address 6234 Old Highway 5; Suite D9-250; Woodstock, GA 30188
Property Address See Attached Exhibit "A" <small>Powder Springs, GA</small>	Property PIN See Attached Exhibit "A"

This is to certify that ~~XXXXXXXXXXXX~~ I am the Authorized Representative of a ~~XXXXXXXXXXXX~~ **limited liability company** interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

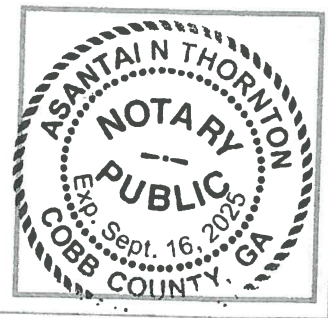
JAMES S. DUGGER PROPERTIES, LLC

BY: *[Signature]* James J. Dugger 12-1, 2021
Signature of Owner Printed Name Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 1 day of December.

20 21, by Asantai N. Thornton Identification Presented:



[Signature] Asantai N. Thornton 09/16/25
Signature of Notary Public Name of Notary Public My Commission Expires

Signature of Owner _____ Printed Name _____ Date _____

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ Identification Presented: _____

Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____

EXHIBIT “A” – ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Planning Commission Hearing: January 24, 2022
Mayor and City Council Hearing: February 7, 2022

Applicant: DOSSEY, LLC
Titleholders: James S. Dugger Properties, LLC;
Debi Dugger Enterprises LLC; and
Debi Dugger Properties LLC

**PARCEL, ADDRESS, AND OWNER LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR REZONING**

Parcel Number	Parcel Address	Owner
19-102000030	Dugger Drive (unnumbered in County)	James S. Dugger Properties, LLC
19-102000040	4370 Dugger Drive	James S. Dugger Properties, LLC
19-102000050	Dugger Drive (unnumbered in County)	James S. Dugger Properties, LLC
19-102000060	4300 Dugger Drive	James S. Dugger Properties, LLC
19-102000070	4492 Smith Drive, S.W.	James S. Dugger Properties, LLC
19-102000200	4645 Frank Aiken Road, S.W.	James S. Dugger Properties, LLC
19-101900290	4420 Austell Powder Springs Road, S.W.	James S. Dugger Properties, LLC
19-101900310	4400 Austell Powder Springs Road	James S. Dugger Properties, LLC
19-101900320	4388 Austell Powder Springs Road	Debi Dugger Enterprises LLC
19-102000020	4383 Dugger Drive	Debi Dugger Enterprises LLC
19-101900350	4380 Austell Powder Springs Road	Debi Dugger Properties LLC

EXHIBIT "B" – ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Planning Commission Hearing: **January 24, 2022**
Mayor and City Council Hearing: **February 7, 2022**

Applicant: **DOSSEY, LLC**
Titleholders: **James S. Dugger Properties, LLC;**
Debi Dugger Enterprises LLC; and
Debi Dugger Properties LLC

Applicant's and Property Owners' Representative:

J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499 (Office)
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

LEGAL DESCRIPTION

(Overall – West Tracts)

A parcel of land lying in Land Lot 1019 & 1020, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

BEGIN at a set 5/8" capped rebar (L.S.F. #1322) at the intersection between the westerly right-of-way of Smith Drive (variable right-of-way) and the northerly right-of-way of Frank Aiken Road (50' right-of-way); thence leaving said right-of-way of Smith Drive, run North 87 Degrees 55 Minutes 32 Seconds West along said right-of-way of Frank Aiken Road for a distance of 169.52 feet to a Set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run North 01 Degrees 04 Minutes 29 Seconds East for a distance of 195.37 feet to a found 2" metal post; thence run North 88 Degrees 52 Minutes 58 Seconds West for a distance of 1,201.91 feet to a set 5/8" capped rebar (L.S.F. #1322); thence run South 00 Degrees 40 Minutes 13 Seconds West for a distance of 200.00 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the northerly right-of-way of Frank Aiken Road (50' right-of-way); thence run North 88 Degrees 52 Minutes 52 Second West along said right-of-way for a distance of 25.00 feet to a set 5/8" capped rebar (L.S.F. #1322) at the intersection between said northerly right-of-way and the line common to Land Lots 1020 and 1021; thence leaving said right-of-way, run North 00 Degrees 40 Minutes 13 Seconds East along said Land Lot Line for a distance of 208.77 feet to a found 1/2" rebar; Thence run North 00 Degrees 06 Minutes 42 Seconds West along said Land Lot Line for a distance of 546.15 feet to a found 1/2" rebar; thence run North 00 Degrees 08 Minutes 03 Seconds West along said Land Lot Line for a distance of 265.99 feet to a point; thence run North 00 Degrees 08 Minutes 03 Seconds West along said Land Lot Line for a distance of 266.00 feet to a found 1.5" open top pipe being the corner common to Land Lots 978, 979, 1020 and 1021; thence leaving said common corner, run South 89 Degrees 07 Minutes 46 Seconds East along the line common to Land Lots 979 and 1020 for a distance of 989.03 feet to a set 5/8" capped rebar (L.S.F. #1322) being the intersection between the line common to Land Lot 979 and 1020 and the westerly right-of-way of Dugger Drive (20' right-of-way); thence leaving said common line, run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 285.00 feet to a point; thence run South 26 Degrees 32 Minutes 18 Seconds East along said right-of-way for a distance of 207.53 feet to a point; thence run South 27 Degrees 59 Minutes 47 Seconds East along said right-of-way for a distance of 79.30 feet to a point; thence run thence run South 28 Degrees 03 Minutes 34 Seconds East along said right-of-way for a distance of 46.05 feet to a point; thence run South 31 Degrees 08 Minutes 26 Seconds East along said right-of-way for a distance of 110.02 feet to a point, said point lying on a curve to the left, having a radius of 176.00 feet, a central angle of 36 Degrees 39 Minutes 32 Seconds, a chord bearing of South 49 Degrees 28 Minutes 12 Seconds East and a chord length of 110.70 feet; thence run along the arc of said curve and said right-of-way for a distance of 112.61 feet to a point; thence run South 67 Degrees 47 Minutes 58 Seconds East along said right-of-way for a distance of 80.60 feet to a set mag nail at the intersection between the

westerly right-of-way of Dugger Drive (20' right-of-way) and the northerly right-of-way of Smith Drive (variable right-of-way); thence leaving said right-of-way of Dugger Drive, run South 75 Degrees 28 Minutes 17 Seconds West along said right-of-way of Smith Drive for a distance of 71.55 feet to a point, said point lying on a curve to the left, having a radius of 67.00 feet, a central angle of 82 Degrees 31 Minutes 28 Seconds, a chord bearing of South 34 Degrees 12 Minutes 33 Seconds West and a chord length of 88.37 feet; thence run along the arc of said curve and said right-of-way for a distance of 96.50 feet to a point; thence run South 07 Degrees 03 Minutes 11 Seconds East along said right-of-way for a distance of 140.81 feet to a point; thence run South 07 Degrees 03 Minutes 11 Seconds East along said right-of-way for a distance of 38.09 feet to a point; thence run South 01 Degrees 39 Minutes 02 Seconds East along said right-of-way for a distance of 280.96 feet to the POINT OF BEGINNING.

Said parcel being 1,395,010 square feet, or 32.025 acres.

LEGAL DESCRIPTION

(Overall - East Tracts)

A parcel of land lying in Land Lots 1020 and 1019, of the 19th District of Cobb County, Georgia and being more particularly described as follows:

Begin at a set 5/8" capped rebar (L.S.F #1322) at the intersection between the westerly right-of-way of Austell Powder Springs Road (50' right-of-way) and the northerly right-of-way of Smith Drive (variable right-of-way); thence leaving said right-of-way of Austell Powder Springs road, run South 76 Degrees 13 Minutes 43 Second West along said right-of-way of Smith Drive for a distance of 287.08 feet to a point at the intersection between said northerly right-of-way and the easterly right-of-way of Dugger Drive (20' right-of-way), said point lying on a curve to the right, having a radius of 200.00 feet, a central angle of 35 Degrees 58 Minutes 19 Seconds, a chord bearing of North 85 Degrees 47 Minutes 07 Seconds West and a chord length of 123.51 feet; thence run along the arc of said curve and said right-of-way for a distance of 125.57 feet to a point; thence run North 67 Degrees 47 Minutes 58 Seconds West along said right-of-way for a distance of 26.04 feet to a point, said point lying on a curve to the right, having a radius of 156.00 feet, a central angle of 36 Degrees 39 Minutes 32 Seconds, a chord bearing of North 49 Degrees 28 Minutes 12 Seconds West and a chord length of 98.12 feet; thence run along the arc of said curve and said right-of-way for a distance of 99.81 feet to a point; thence run North 31 Degrees 08 Minutes 26 Seconds West along said right-of-way for a distance of 109.48 feet to a point; thence run North 28 Degrees 03 Minutes 34 Seconds West along said right-of-way for a distance of 54.53 feet to a point; thence run North 27 Degrees 59 Minutes 18 Seconds West along said right-of-way for a distance of 70.00 feet to a point; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 68.02 feet to a point; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 93.55 feet to a point; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 133.50 feet to a point; thence run North 26 Degrees 32 Minutes 18 Seconds West along said right-of-way for a distance of 59.47 feet to a point; thence leaving said right-of-way, run North 84 Degrees 55 Minutes 40 Seconds East for a distance of 197.95 feet to a found 1/2" rebar; thence run North 86 Degrees 09 Minutes 37 Seconds East for a distance of 235.62 feet to a found mag nail lying on the westerly right-of-way of Austell Powder Springs Road (50' right-of-way); thence run South 29 Degrees 27 Minutes 29 Seconds East along said right-of-way for a distance of 60.29 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run South 86 Degrees 22 Minutes 59 Seconds West for a distance of 223.31 feet to a found 3/4" open top pipe; thence run South 30 Degrees 56 Minutes 58 Seconds East for a distance of 74.00 feet to a point; thence run South 30 Degrees 56 Minutes 58 Seconds East for a distance of 116.29 feet to a point; thence run North 79 Degrees 28 Minutes 50 Seconds East for a distance of 208.26 feet to a found 1" rod lying on the westerly right-of-way of Austell Powder Springs Road (50' right-of-way); thence run South 30 Degrees 22 Minutes 01 Seconds East along said right-of-way

for a distance of 140.59 feet to a point; thence run South 33 Degrees 22 Minutes 35 Seconds East along said right-of-way for a distance of 92.54 feet to a set 5/8" capped rebar (L.S.F. #1322); thence leaving said right-of-way, run South 69 Degrees 47 Minutes 58 Seconds West for a distance of 149.95 feet to a found 1" open top pipe; thence run South 31 Degrees 26 Minutes 39 Seconds East for a distance of 150.84 feet to a found Brass Monument; thence run North 69 Degrees 47 Minutes 23 Seconds East for a distance of 149.87 feet to a set 5/8" capped rebar (L.S.F. #1322) lying on the westerly right-of-way of the aforementioned Austell Powder Springs Road; thence run South 32 Degrees 53 Minutes 01 Seconds East along said right-of-way for a distance of 58.84 feet to the POINT OF BEGINNING.

Said parcel being 225,786 square feet, or 5.183 acres.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

J.C. Stephenson

Rf

THIS INDENTURE made this 12th day of January, 2006 by and between JAMES SMITH Ga.
"SMITTY" DUGGER, party of the first part, hereinafter referred to as Grantor, and, JAMES S. DUGGER
PROPERTIES, LLC, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1019 AND 1020 OF THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING A TRACT OF 0.986 ACRE AS SHOWN BY A PLAT OF SURVEY BY GEORGE WILLIS CRUSSELLE, GEORGIA REGISTERED LAND SURVEYOR, RECORDED IN PLAT BOOK 124, PAGE 84, COBB COUNTY RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A COMPLETE DESCRIPTION OF SAID TRACT, AND HAVING LOCATED THEREON A DWELLING KNOWN AS 4383 SMITH LANE, POWDER SPRINGS, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING BUILDINGS IN SAID COUNTY.

TO HAVE AND TO HOLD 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, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
JAMES SMITH "SMITTY" DUGGER

[Signature]
Notary Public

Notary Public, Paulding County, GA
My Commission Expires January 26, 2007



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

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

RR
12
12

THIS INDENTURE made this 12th day of January, 2006 by and between JAMES SMITH "SMITTY" DUGGER, party of the first part, hereinafter referred to as Grantor, and, JAMES S. DUGGER PROPERTIES, LLC, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD 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, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
JAMES SMITH "SMITTY" DUGGER

[Signature]
Notary Public

Notary Public, Paulding County, GA
My Commission Expires January 26, 2007



EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEING A PART OF ORIGINAL LOT OF LAND NO. 1019 AND BEGINNING AT A POINT ON THE WEST SIDE OF STATE HIGHWAY NO. SIX (PAVED HIGHWAY) AND AT THE NORTHEAST CORNER OF THE PROPERTY OF M.A.J. LANDERS AND G.M. HARDAGE, SAME BEING MARKED BY STAKE, AND THENCE RUNNING WESTWARD ALONG THE LINE OF SAID LANDERS & HARDAGE PROPERTY A DISTANCE OF 458 FEET TO A PROPOSED 20 FOOT STREET; THENCE NORTHWARD ALONG THE EAST SIDE OF PROPOSED STREET A DISTANCE OF 70 FEET; THENCE IN AN EASTERLY DIRECTION A STRAIGHT LINE TO AN IRON STAKE AND TO THE STATE HIGHWAY NO. SIX; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID HIGHWAY NO. SIX A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING LOCATED ON IT A FOUR ROOM WOODEN BUILDING (DWELLING); AND BEING THE SOUTH PORTION OF LANDS CONVEYED BY M.A.J. LANDERS & G.M. HARDAGE TO STANLEY SINIARD ON NOVEMBER 4, 1940 AND RECORDED IN DEED BOOK 139, PAGE 539 OF THE DEED RECORDS OF COBB COUNTY, GEORGIA

ALSO A TRACT OF LAND BEGINNING AT AN IRON STAKE 90 FEET NORTH OF GEORGIA POWER CO. SUB STATION ALONG AUSTELL AND POWDER SPRINGS HIGHWAY, THIS CORNER KNOWN AS THE STANLEY SINIARD CORNER AND RUNNING WEST A DISTANCE OF 400 FEET TO A 20 FOOT PROPOSED STREET; THENCE SOUTH ALONG SAID STREET A DISTANCE OF 70 FEET TO AN IRON STAKE; THENCE EAST A DISTANCE OF 429 FEET BACK TO THE POINT OF BEGINNING ON THE WEST SIDE OF POWDER SPRINGS AND AUSTELL HIGHWAY. BEING IN THE SHAPE OF A "V" AND JOINING LOT NO. 1019.

RR



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

THIS INDENTURE made this 18th day of March 2009 by and between JAMES SMITH "SMITTY" DUGGER (as the duly appointed Executor and sole heir of the ESTATE OF KITTY MOZLEY DUGGER under authority of Letters Testamentary issued by the Probate Court of Cobb County, Georgia dated 29 February 2008 and in accordance with the authority of O.C.G.A. §14-11-506), party of the first part, hereinafter referred to as Grantor, and, JAMES S. DUGGER PROPERTIES, LLC, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

PARCEL NUMBER ONE
(Dugger Homeplace)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT AN IRON STAKE ON THE ORIGINAL LAND LINE OF LOT NO. 1020 AT A PROPOSED 20 FOOT STREET AND RUNNING IN A WESTERN DIRECTION ON THE ORIGINAL LINE A DISTANCE OF 996 FEET, MORE OR LESS, TO THE CORNER OF SAID LOT NO. 1020; THENCE IN A SOUTHERN DIRECTION 266 FEET FROM ORIGINAL LAND LINE, MORE OR LESS; THENCE IN AN EASTERN DIRECTION 1110, MORE OR LESS TO THE SAME PROPOSED STREET, AS AT THE BEGINNING; THENCE NORTH 285 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 6.55 ACRES, MORE OR LESS.

THE ABOVE MEASUREMENTS IS IN ACCORDANCE WITH A PLAT OF J.J. SANDERS COBB COUNTY SURVEYOR, COPY OF WHICH PLAT CAN BE FOUND IN PLAT BOOK 4, PAGE 7, OF COBB COUNTY RECORDS.

TOGETHER WITH ALL IMPROVEMENTS THEREON.

PARCEL NUMBER TWO
(Parcel Adjacent to Dugger Homeplace)


ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 1020 OF THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEGINNING AT AN IRON STAKE ON LINE OF R.J. SMITH AND RUNNING ALONG LINE OF PROPOSED 20 FT. STREET IN A NORTHERLY DIRECTION 285 FEET, MORE OR LESS, TO AN IRON STAKE ON THE CORNER OF THE JAMES W. & KITTY DUGGER'S LOT # 13 OF M.A.J. LANDERS SUBDIVISION; THENCE WESTERLY ALONG LINE OF JAMES W. & KITTY DUGGER 1130 FT. MORE OR LESS, TO ORIGINAL LAND LOT LONE OF F. O. AIKEN; THENCE ALONG LAND LOT LINE TO AN IRON FENCE POST A DISTANCE OF 266 FT., MORE OR LESS, TO POINT OF BEGINNING, BEING SEVEN AND 30/100 ACRES, MORE OR LESS AS SHOWN BY COUNTY SURVEYOR MARCH 3RD, 1935, AND BEING A PORTION OF THE PROPERTY DESCRIBED IN WARRANT DEED RECORDED IN DEED BOOK 161, PAGE 174, COBB COUNTY, GEORGIA, RECORDS.

TO HAVE AND TO HOLD 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,; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

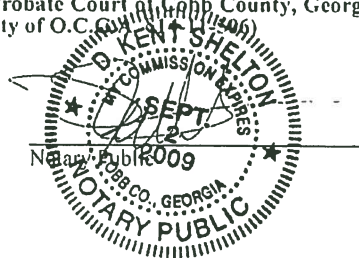


JAMES SMITH "SMITTY" DUGGER (Seal)

(as the duly appointed Executor and sole heir of the ESTATE OF KITTY MOZLEY DUGGER under authority of Letters Testamentary issued by the Probate Court of Cobb County, Georgia dated 29 February 2008 and in accordance with the authority of O.C.G.A. § 53-1-106)



Unofficial Witness



After recording, return to :
D. Kent Shelton, Esq.
D. KENT SHELTON, P.C.
5000 Austell-Powder Springs Road
Suite 208
Austell, Georgia 30106

BK: 14924 PG: 5139-5140
Filed and Recorded Mar-06-2012 03:09:23PM
DOC#: D2012-030119
Real Estate Transfer Tax
\$ 0.00
0332012004054

EXECUTOR DEED



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE OF GEORGIA
COUNTY OF COBB

WHEREAS, JAMES WILLIAM DUGGER, died a resident of Cobb County, State of Georgia, on the 27th day of January, 2005, leaving his Last Will and Testament dated May 5, 1978, and said Last Will having been duly probated in solemn form in the probate Court of Cobb County, State of Georgia, and the undersigned Executor having been duly appointed by the Honorable David A Dodd, Judge Cobb County Probate Court, as Executors by Letters Testamentary dated July 11, 2005, and

WHEREAS, under the terms of the said Last Will at Item IV, the following described real property was devised to KITTY LEE MOZELY DUGGER in fee simple to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BING IN LAND LOTS 1019 AND 1020, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF WEST LINE OF LAND LOT 1020 WITH THE NORTHERN RIGHT-OF-WAY OF FRANK AKINS ROAD (40 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID LAND LOT NORTH 01 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 210.0 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 02 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 546.08 FEET TO AN IRON PIN; THENCE RUNNING NORTH 87 DEGREES 34 MINUTES 21 SECONDS EAST A DISTANCE OF 1244.74 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY OF SMITH LANE (20 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 30 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 63.384 FEET; THENCE SOUTH 32 DEGREES 58 MINUTES 08 SECONDS EAST A DISTANCE OF 45.826 FEET; THENCE SOUTH 34 DEGREES 33 MINUTES 19 SECONDS EAST A DISTANCE OF 55.683 FEET; THENCE SOUTH 41 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 57.182 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 49 SECONDS EAST A DISTANCE OF 5.932 FEET, THENCE SOUTH 72 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 54.331 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 11.638 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SMITH LANE AND THE NORTHERLY RIGHT-OF-WAY OF SMITH DRIVE (40 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SMITH DRIVE SOUTH 73 DEGREES 09 MINUTES 59 SECONDS WEST A DISTANCE OF 68.633 FEET; THENCE SOUTH 61 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 32.332 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 06 SECONDS WEST A DISTANCE OF 35.154 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 37.213 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 24 SECONDS EAST A DISTANCE OF 73.91 FEET TO A POINT; THENCE RUNNING SOUTH 85 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 189.89 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 19 DEGREES 36 MINUTES 01 SECONDS EAST A DISTANCE OF 179.87 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 88 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 1100.97 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 01 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN LOCATED ON THE NORTH RIGHT-OF-WAY OF FRANK AKINS ROAD; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 86 DEGREES 03 MINUTES 50 SECONDS WEST A DISTANCE OF 25.10 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

BEING 17.145 ACERS AS SHOWN ON PLAT OF SURVEY FOR J. SMITH DUGGER BY JOHN S. TURNER, REGISTERED SURVEYOR, DATED OCTOBER 22, 1987.

WHEREAS, KITTY LEE MOZELY DUGGER, having died on or about January 21, 2008; and

WHEREAS, JAMES SMITH "SMITTY" DUGGER having been qualified and duly appointed as

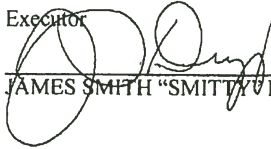
Executor under said Will is administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid;

NOW THEREFORE, the undersigned, as the sole heir and as the duly qualified Executor of the estate of JAMES WILLIAM DUGGER, hereby assents to the devise of said property under the terms of said Will, so that the full fee-simple title thereto is vested in JAMES S. DUGGER PROPERTIES LLC (Grantee), to have and to hold the said real property, together with any improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the said heir, her heirs and assigns, forever in fee simple.


IN WITNESS WHEREOF, the parties have affixed their signature and seal this the 24th day of February, 2012.

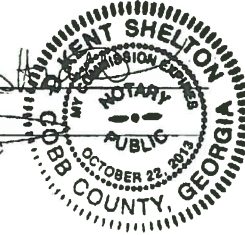
Signed, Sealed and Delivered in the presence of

Executor

 (Seal)
JAMES SMITH "SMITH" DUGGER

Witness


Notary Public



BK: 14924 Pg: 5140
Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

After recording, return to :
D. Kent Shelton, Esq.
D. KENT SHELTON, P.C.
5000 Austell-Powder Springs Road
Suite 208
Austell, Georgia 30106

BK: 14924 PG: 5148-5149
Filed and Recorded Mar-06-2012 03:09:23PM
DOC#: D2012-030122
Real Estate Transfer Tax
\$ 0.00
0332012004055

EXECUTOR DEED



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

STATE OF GEORGIA
COUNTY OF COBB

WHEREAS, KITTY LEE MOZLEY DUGGER, died a resident of Cobb County, State of Georgia, on the 21ST day of January, 2008, leaving her Last Will and Testament dated January 4, 2006, and said Last Will having been duly probated in solemn form in the probate Court of Cobb County, State of Georgia, and the undersigned Executor having been duly appointed by the Honorable David A Dodd, Judge Cobb County Probate Court, as Executors by Letters Testamentary dated February 29, 2008, and

WHEREAS, under the terms of the said Last Will at Item IV, the following described real property was devised to KITTY LEE MOZELY DUGGER in fee simple to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BING IN LAND LOTS 1019 AND 1020. 19TH DISTRICT , 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF WEST LINE OF LAND LOT 1020 WITH THE NORTHERN RIGHT-OF-WAY OF FRANK AKINS ROAD (40 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID LAND LOT NORTH 01 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 210.0 FEET TO AN IRON PIN; THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 02 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 546.08 FEET TO AN IRON PIN; THENCE RUNNING NORTH 87 DEGREES 34 MINUTES 21 SECONDS EAST A DISTANCE OF 1244.74 FEET TO AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY OF SMITH LANE (20 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 30 DEGREES 46 MINUTES 38 SECONDS EAST A DISTANCE OF 63.384 FEET; THENCE SOUTH 32 DEGREES 58 MINUTES 08 SECONDS EAST A DISTANCE OF 45.826 FEET; THENCE SOUTH 34 DEGREES 33 MINUTES 19 SECONDS EAST A DISTANCE OF 55.683 FEET; THENCE SOUTH 41 DEGREES 38 MINUTES 00 SECONDS EAST A DISTANCE OF 57.182 FEET; THENCE SOUTH 64 DEGREES 31 MINUTES 49 SECONDS EAST A DISTANCE OF 5.932 FEET; THENCE SOUTH 72 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 54.331 FEET; THENCE SOUTH 80 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 11.638 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SMITH LANE AND THE NORTHERLY RIGHT-OF-WAY OF SMITH DRIVE (40 FOOT RIGHT-OF-WAY); THENCE RUNNING ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY OF SMITH DRIVE SOUTH 73 DEGREES 09 MINUTES 59 SECONDS WEST A DISTANCE OF 68.633 FEET; THENCE SOUTH 61 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 32.332 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 06 SECONDS WEST A DISTANCE OF 35.154 FEET; THENCE SOUTH 04 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 37.213 FEET; THENCE SOUTH 06 DEGREES 12 MINUTES 24 SECONDS EAST A DISTANCE OF 73.91 FEET TO A POINT; THENCE RUNNING SOUTH 85 DEGREES 24 MINUTES 16 SECONDS WEST A DISTANCE OF 189.89 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 19 DEGREES 36 MINUTES 01 SECONDS EAST A DISTANCE OF 179.87 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 88 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 1100.97 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 01 DEGREES 34 MINUTES 11 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN LOCATED ON THE NORTH RIGHT-OF-WAY OF FRANK AKINS ROAD; THENCE RUNNING ALONG SAID RIGHT-OF-WAY SOUTH 86 DEGREES 03 MINUTES 50 SECONDS WEST A DISTANCE OF 25.10 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

BEING 17.145 ACERS AS SHOWN ON PLAT OF SURVEY FOR J. SMITH DUGGER BY JOHN S. TURNER, REGISTERED SURVEYOR, DATED OCTOBER 22, 1987.

WHEREAS, JAMES WILLIAM DUGGER, having died on or about January 27, 2005; and

WHEREAS, JAMES SMITH "SMITTY" DUGGER having been qualified and duly appointed as

Executor under said Will is administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid;

NOW THEREFORE, the undersigned, as the sole heir and as the duly qualified Executor of the estate of JAMES WILLIAM DUGGER, hereby assents to the devise of said property under the terms of said Will, so that the full fee-simple title thereto is vested in JAMES S DUGGER PROPERTIES LLC (Grantee), to have and to hold the said real property, together with any improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the said heir, her heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, the parties have affixed their signature and seal this the 24th day of February, 2012.

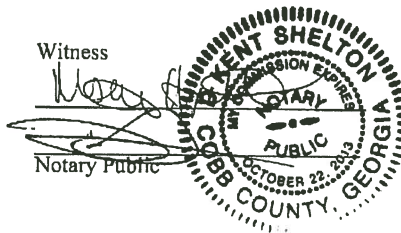
Signed, Sealed and Delivered in the presence of

Executor

 (Seal)
JAMES SMITH "SMITTY" DUGGER

Witness


Notary Public



BK: 14924 PG: 5149
Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

Jay C. Stephenson

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

RR

THIS INDENTURE made this 12th day of January, 2006 by and between JAMES SMITH "SMITTY" DUGGER, party of the first part, hereinafter referred to as Grantor, and, JAMES S. DUGGER PROPERTIES, LLC, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1019 AND 1020 OF THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHWEST RIGHT OF WAY INTERSECTION OF SMITH DRIVE AND FRANK AIKEN ROAD; THENCE, NORTH 88 DEGREES, 26 MINUTES, 53 SECONDS WEST ALONG THE NORTH RIGHT OF WAY ON FRANK AIKEN ROAD A DISTANCE OF 157.91 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES, 36 MINUTES, 05 SECONDS EAST A DISTANCE OF 199.91 FEET TO AN IRON PIN; THENCE, NORTH 17 DEGREES, 51 MINUTES, 07 SECONDS WEST A DISTANCE OF 180.00 FEET TO AN IRON PIN; THENCE, NORTH 87 DEGREES, 11 MINUTES, 16 SECONDS EAST A DISTANCE OF 190.00 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF SMITH DRIVE; THENCE, SOUTH 08 DEGREES, 48 MINUTES, 09 SECONDS WEST ALONG THE WEST RIGHT OF WAY OF SMITH DRIVE A DISTANCE OF 52.70 FEET; THENCE, SOUTH 05 DEGREES, 16 MINUTES, 10 SECONDS EAST CONTINUING ALONG THE WEST RIGHT OF WAY OF SMITH DRIVE A DISTANCE OF 58.48 FEET; THENCE, SOUTH 01 DEGREES, 36 MINUTES, 45 SECONDS EAST CONTINUING ALONG THE WEST RIGHT OF WAY OF SMITH DRIVE A DISTANCE OF 279.62 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.43 ACRES ACCORDING TO SURVEY BY GEORGE W. CRUSSELLE, REGISTERED LAND SURVEYOR DATED JULY 14, 1976, REVISED JULY 20, 1976 AND ATTACHED AS EXHIBIT (1).

TO HAVE AND TO HOLD 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, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
Notary Public, Paulding County, GA
My Commission Expires January 26, 2007

[Signature] (Seal)
JAMES SMITH "SMITTY" DUGGER

STATE OF GEORGIA
COUNTY OF COBB

WARRANTY DEED

Jay C. Stephenson
Jay C. Stephenson

Clerk of Superior Court Cobb Cty, Ga.

THIS INDENTURE made this 12th day of January, 2006 by and between JAMES SMITH "SMITTY" DUGGER, party of the first part, hereinafter referred to as Grantor, and, JAMES S. DUGGER PROPERTIES, LLC, 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).

RR
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14

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

SEE ATTACHED EXHIBITS "A" AND "B"

TO HAVE AND TO HOLD 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,; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
JAMES SMITH "SMITTY" DUGGER

[Signature]
Notary Public

Notary Public, Paulding County, GA
My Commission Expires January 26, 2007



EXHIBIT "A"

TRACT I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1019 and 1020, 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at intersection of west line of Land Lot 1020 with the northern right-of-way of Frank Akins Road (40 foot right-of-way); thence running along said Land Lot line North 01 degrees 27 minutes 49 seconds West a distance of 210.0 feet to an iron pin; thence continuing along said Land Lot line North 02 degrees 14 minutes 44 seconds West a distance of 546.08 feet to an iron pin; thence running North 87 degrees 34 minutes 21 seconds East a distance of 1244.74 feet to an iron pin located on the westerly right-of-way of Smith Lane (20 foot right-of-way); thence running along said right-of-way South 30 degrees 46 minutes 38 seconds East a distance of 63.384 feet; thence South 34 degrees 34 minutes 19 seconds East a distance of 55.683 feet; thence South 41 degrees 38 minutes 00 seconds East a distance of 57.182 feet; thence South 64 degrees 31 minutes 49 seconds East a distance of 55.932 feet; thence South 72 degrees 51 minutes 18 seconds East a distance of 54.331 feet; thence South 80 degrees 48 minutes 16 seconds East a distance of 11.638 feet to a point located at the intersection of the westerly right-of-way of Smith Lane and the northerly right-of-way of Smith Drive (40 foot right-of-way); thence running along the northerly and westerly right-of-way of Smith Drive South 73 degrees 09 minutes 59 seconds West a distance of 32.332 feet; thence South 33 degrees 05 minutes 06 seconds West a distance of 35.154 feet; thence South 04 degrees 22 minutes 04 seconds West a distance of 37.213 feet; thence South 06 degrees 12 minutes 24 seconds East a distance of 179.87 feet to an iron pin; thence running South 88 degrees 59 minutes 52 seconds West a distance 1100.97 feet to an iron pin; thence running South 01 degrees 34 minutes 11 seconds East a distance of 200.00 feet to an iron pin located on the north right-of-way of Frank Akins Road; thence running along said right-of-way south 86 degrees 03 minutes 50 seconds West a distance of 25.10 feet to an iron pin and the POINT OF BEGINNING.

Being 17.145 acres as shown on Plat of Survey for J. Smith Dugger by John S. Turner, registered surveyor, dated October 22, 1987.

EXHIBIT "B"

Deed Book 14324 Pg 3439
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

TRACT II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1019 and 1020, 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the intersection of the westerly side of GA Highway 6 (U.S. 278) with the northerly right-of-way of Smith Drive; thence running along Smith Drive South 73 degrees 25 minutes 29 seconds West a distance of 331.51 feet to a point located at the easterly right-of-way of Smith Lane; thence running along the easterly right-of-way of Smith Lane North 80 degrees 48 minutes 16 seconds West a distance of 50.173 feet; thence North 72 degrees 51 minutes 18 seconds West a distance of 51.486 feet; thence North 64 degrees 31 minutes 49 seconds West a distance of 50.426 feet; thence North 41 degrees 38 minutes 00 seconds West a distance of 51.895 feet; thence North 34 degrees 33 minutes 19 seconds West a distance of 54.170 feet; thence North 32 degrees 58 minutes 08 seconds West a distance of 45.167 feet; thence North 30 degrees 46 minutes 38 seconds West a distance of 67.029 feet; thence running North 74 degrees 05 minutes 35 seconds East a distance of 429.97 feet to an iron pin located on the westerly right-of-way of GA Highway 6 (U.S. 278); thence running along said right-of-way South 36 degrees 02 minutes 12 seconds East a distance of 92.54 feet to a point, being the northeast corner of the property now or formerly owned by Georgia Power Company; thence running South 67 degrees 08 minutes 21 seconds East a distance of 149.95 feet to a concrete monument; thence running North 67 degrees 10 minutes 01 seconds East a distance of 149.87 feet to a point located on the westerly right-of-way of GA Highway 6 (U.S. 278); thence running along said highway South 35 degrees 30 minutes 23 seconds East a distance of 58.84 feet to a point and the POINT OF BEGINNING.

Being 2.280 acres as shown on Plat of Survey for J. Smith Dugger by John S. Turner, registered surveyor, dated October 22, 1987.

After recording, return to :
D. Kent Shelton, Esq.
D. KENT SHELTON, P.C.
5000 Austell-Powder Springs Road
Suite 208
Austell, Georgia 30106

Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

EXECUTOR DEED

STATE OF GEORGIA
COUNTY OF COBB

WHEREAS, **KITTY LEE MOZLEY DUGGER**, died a resident of Cobb County, State of Georgia, on the 21ST day of January, 2008, leaving her Last Will and Testament dated January 4, 2006, and said Last Will having been duly probated in solemn form in the probate Court of Cobb County, State of Georgia, and the undersigned Executor having been duly appointed by the Honorable David A Dodd, Judge Cobb County Probate Court, as Executors by Letters Testamentary dated February 29, 2008, and

WHEREAS, under the terms of the said Last Will at Item IV, the following described real property was devised to **KITTY LEE MOZELY DUGGER** in fee simple to-wit:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEING A PART OF ORIGINAL LOT OF LAND NO. 1019 AND BEGINNING AT A POINT ON THE WEST SIDE OF STATE HIGHWAY NO. SIX (PAVED HIGHWAY) AND AT THE NORTHEAST CORNER OF THE PROPERTY OF M.A.J. LANDERS & G.M. HARDAGE, SAME BEING MARKED BY STAKE, AND THENCE RUNNING WESTWARD ALONG THE LINE OF SAID LANDERS & HARDAGE PROPERTY A DISTANCE OF 458 FEET TO A PROPOSED 20 FOOT STREET; THENCE NORTHWARD ALONG THE EAST SIDE OF PROPOSED STREET A DISTANCE OF 70 FEET; THENCE IN AN EASTERLY DIRECTION A STRAIGHT LINE TO AN IRON STAKE AND TO THE STATE HIGHWAY NO. SIX; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID HIGHWAY NO. SIX A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING LOCATED ON IT A FOUR ROOM WOODEN BUILDING (DWELLING); AND BEING THE SOUTH PORTION OF LANDS CONVEYED BY M.A.J. LANDERS & G.M. HARDAGE TO STANLEY SINIARD ON NOVEMBER 4, 1940 AND RECORDED IN DEED BOOK 139, PAGE 539 OF THE DEED RECORDS OF COBB COUNTY, GEORGIA.

WHEREAS, **JAMES WILLIAM DUGGER**, having died on or about January 27, 2005; and

WHEREAS, **JAMES SMITH "SMITTY" DUGGER** having been qualified and duly appointed as Executor under said Will is administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid;

NOW THEREFORE, the undersigned, as the sole heir and as the duly qualified Executor of the estate of **JAMES WILLIAM DUGGER**, hereby assents to the devise of said property under the terms of said Will, so that the full fee-simple title thereto is vested in **DEBI DUGGER ENTERPRISES LLC** (Grantee), to have and to hold the said real property, together with any improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the said heir, her heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, the parties have affixed their signature and seal this the 24th day of February, 2012.

Signed, Sealed and Delivered in the presence of

Executor

JAMES SMITH "SMITTY" DUGGER (Seal)

Witness

Notary Public

After recording, return to :
D. Kent Shelton, Esq.
D. KENT SHELTON, P.C.
5000 Austell-Powder Springs Road
Suite 208
Austell, Georgia 30106

BK: 14924 PG: 5111
Filed and Recorded Mar-06-2012 03:09:23PM
DOCN: D2012-030116
Real Estate Transfer Tax
\$ 0.00
0332012004853

EXECUTOR DEED

STATE OF GEORGIA
COUNTY OF COBB



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty, GA

WHEREAS, **JAMES WILLIAM DUGGER**, died a resident of Cobb County, State of Georgia, on the 27th day of January, 2005, leaving his Last Will and Testament dated May 5, 1978, and said Last Will having been duly probated in solemn form in the probate Court of Cobb County, State of Georgia, and the undersigned Executor having been duly appointed by the Honorable David A Dodd, Judge Cobb County Probate Court, as Executors by Letters Testamentary dated July 11, 2005, and

WHEREAS, under the terms of the said Last Will at Item IV, the following described real property was devised to **KITTY LEE MOZELY DUGGER** in fee simple to-wit:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND DESCRIBED AS FOLLOWS:

BEING A PART OF ORIGINAL LOT OF LAND NO. 1019 AND BEGINNING AT A POINT ON THE WEST SIDE OF STATE HIGHWAY NO. SIX (PAVED HIGHWAY) AND AT THE NORTHEAST CORNER OF THE PROPERTY OF M.A.J. LANDERS & G.M. HARDAGE, SAME BEING MARKED BY STAKE, AND THENCE RUNNING WESTWARD ALONG THE LINE OF SAID LANDERS & HARDAGE PROPERTY A DISTANCE OF 458 FEET TO A PROPOSED 20 FOOT STREET; THENCE NORTHWARD ALONG THE EAST SIDE OF PROPOSED STREET A DISTANCE OF 70 FEET; THENCE IN AN EASTERLY DIRECTION A STRAIGHT LINE TO AN IRON STAKE AND TO THE STATE HIGHWAY NO. SIX; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID HIGHWAY NO. SIX A DISTANCE OF 140 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND HAVING LOCATED ON IT A FOUR ROOM WOODEN BUILDING (DWELLING); AND BEING THE SOUTH PORTION OF LANDS CONVEYED BY M.A.J LANDERS & G.M. HARDAGE TO STANLEY SINIARD ON NOVEMBER 4, 1940 AND RECORDED IN DEED BOOK 139, PAGE 539 OF THE DEED RECORDS OF COBB COUNTY, GEORGIA.


WHEREAS, **KITTY LEE MOZELY DUGGER**, having died on or about January 21, 2008; and

WHEREAS, **JAMES SMITH "SMITTY" DUGGER** having been qualified and duly appointed as Executor under said Will is administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid;

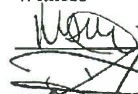
NOW THEREFORE, the undersigned, as the sole heir and as the duly qualified Executor of the estate of **JAMES WILLIAM DUGGER**, hereby assents to the devise of said property under the terms of said Will, so that the full fee-simple title thereto is vested in **DEBI DUGGER ENTERPRISES LLC** (Grantee), to have and to hold the said real property, together with any improvements thereon, if any, and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining unto the said heir, her heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, the parties have affixed their signature and seal this the 24th day of February, 2012.

Signed, Sealed and Delivered in the presence of

Executor
 (Seal)
JAMES SMITH "SMITTY" DUGGER

Witness


Notary Public



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Mail - D Kent Shelton
5000 Austell Powder Springs Rd
Suite 208
Austell Ga 30106

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF COBB**

THIS INDENTURE made this 24th day of February 2012 by and between **JAMES SMITH DUGGER and DEBORAH DUGGER**, parties of the first part, hereinafter referred to as Grantor, and, **DEBI DUGGER PROPERTIES, LLC**, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 1019 and 1020, 19th District, 2nd Section, Cobb county, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the southwesterly side of the right of way of Austell Powder Springs Road (also known as Highway #278) which iron pin is located 540.6 feet northwesterly from the intersection of the southwesterly side of the right of way of Austell Powder Springs Road and the centerline of Smith Drive, as measured along the southwesterly side of the right of way of Austell Powder Springs Road; running thence in a northwesterly direction along the southwesterly side of the right of way of Austell Powder Springs Road a distance of 80.8 feet to an iron pin; thence south 86 degrees 47 minutes 06 seconds west a distance of 222.1 feet to an iron pin; thence south 30 degrees 20 minutes 57 seconds east a distance of 74 feet to an iron pin; thence north 88 degrees 30 minutes east a distance of 224 feet to an iron pin located on the southwesterly side of the right of way for Austell Powder Springs Road at the point of beginning, as shown on plat of survey made by Daniel N. Barfield, Surveyor, for George Allen and Mildred Virginia Allen dated January 20, 1981.

This being the same property as that property described in Warranty Deed recorded in Deed Book 13340 Page 3721, Cobb County Records.

TO HAVE AND TO HOLD 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, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:

Unofficial Notary Public

Notary Public

JAMES SMITH DUGGER (Seal)

DEBORAH DUGGER (Seal)



Jay C. Stephenson
CLERK OF SUPERIOR COURT Cobb Cty. GA.

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made this 24th day of February 2012 by and between **JAMES SMITH DUGGER** and **DEBORAH DUGGER**, parties of the first part, hereinafter referred to as Grantor, and, **DEBI DUGGER PROPERTIES, LLC**, 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 One Dollar 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, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the party of the second part, the heirs, legal representative, successors and assigns of Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 1019 and 1020, 19th District, 2nd Section, Cobb county, Georgia, and being more particularly described as follows:

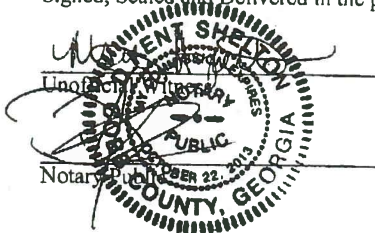
Beginning at an iron pin on the southwesterly side of the right of way of Austell Powder Springs Road (also known as Highway #278) which iron pin is located 540.6 feet northwesterly from the intersection of the southwesterly side of the right of way of Austell Powder Springs Road and the centerline of Smith Drive, as measured along the southwesterly side of the right of way of Austell Powder Springs Road; running thence in a northwesterly direction along the southwesterly side of the right of way of Austell Powder Springs Road a distance of 80.8 feet to an iron pin; thence south 86 degrees 47 minutes 06 seconds west a distance of 222.1 feet to an iron pin; thence south 30 degrees 20 minutes 57 seconds east a distance of 74 feet to an iron pin; thence north 88 degrees 30 minutes east a distance of 224 feet to an iron pin located on the southwesterly side of the right of way for Austell Powder Springs Road at the point of beginning, as shown on plat of survey made by Daniel N. Barfield, Surveyor, for George Allen and Mildred Virginia Allen dated January 20, 1981.



This being the same property as that property described in Warranty Deed recorded in Deed Book 13340 Page 3721, Cobb County Records.

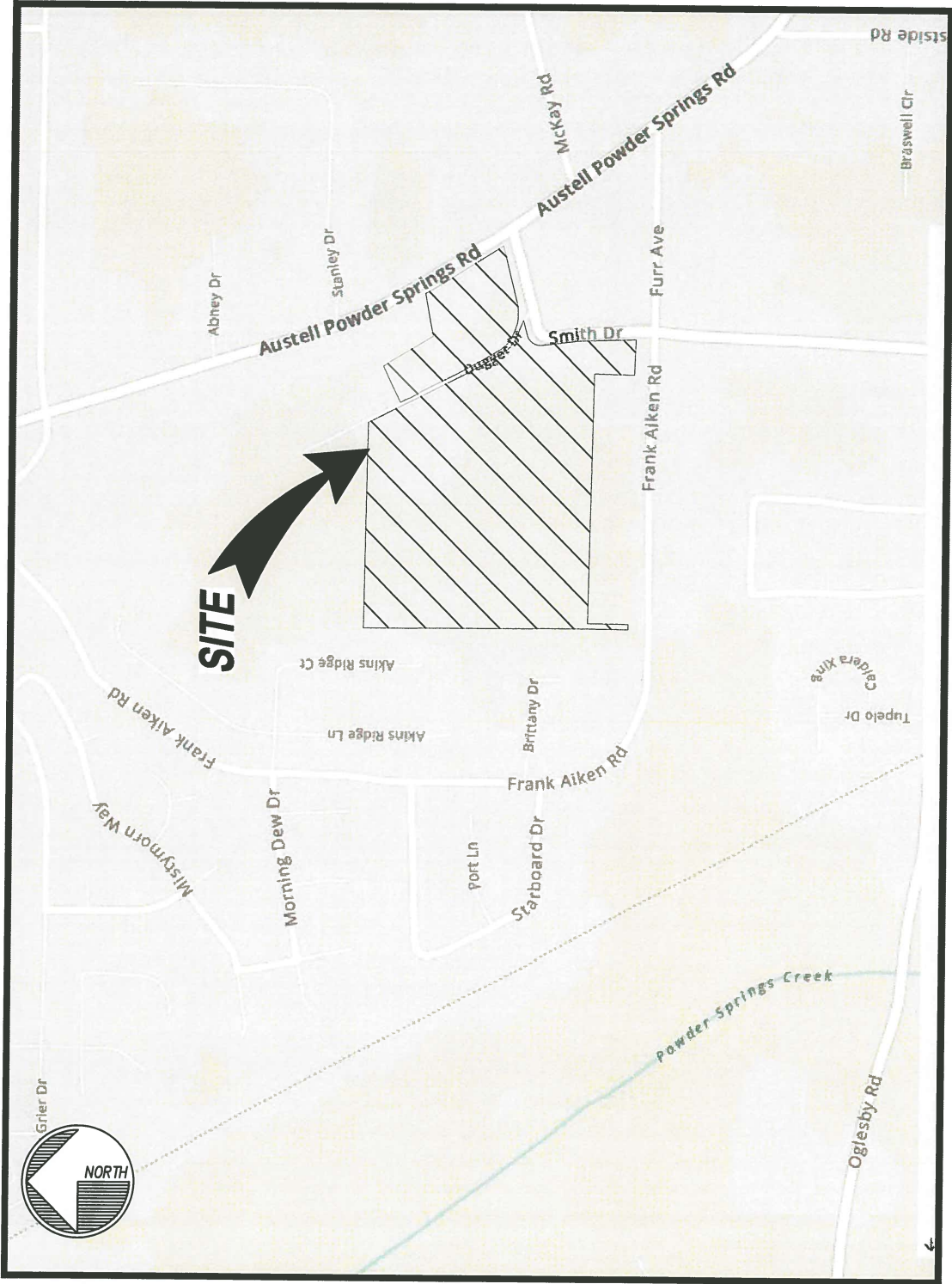
TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE,; in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Grantor.

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

Signed, Sealed and Delivered in the presence of:



 (Seal)
JAMES SMITH DUGGER
 (Seal)
DEBORAH DUGGER



LOCATION MAP
SCALE: NTS



Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2021	19102000030	10/15/2021	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$369.42	\$0.00



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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 SHADY VENT CONSTRUCTION LLC

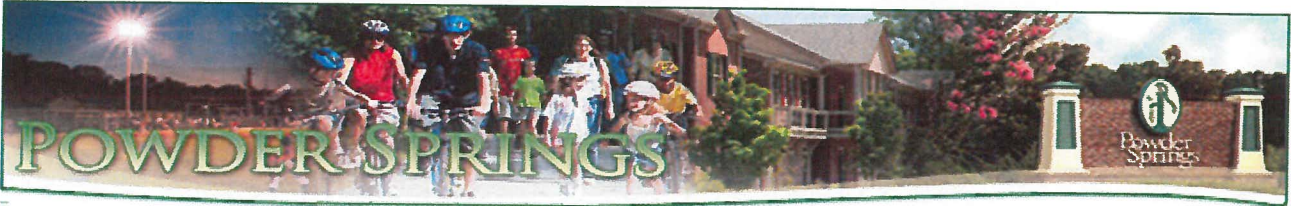
JAMES S DUGGER PROPERTIES LLC

Payment Date: 10/15/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2021	19102000040	10/15/2021	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$7,110.88	\$0.00	



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Parcel Id:	19-102000040	Tax Account Id:	6071
Property Location:	4370 DUGGER DR	Zoning Code:	
Owner Name/Address:	JAMES S DUGGER PROPERTIES LLC 4370 DUGGER DR POWDER SPRINGS GA 30127	Land Value:	0
		Improvement Value:	234,296
		Exempt Value:	0.00
		Total Assessed Value:	234,296.00
		Deductions:	None

Taxes

[Make a Payment](#)

[View Current Bill](#)

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2021	11/17/2021	Tax	3,065.81	0.00	0.00	0.00	PAID
2020	11/15/2020	Tax	3,065.81	0.00	0.00	0.00	PAID
2019	11/29/2019	Tax	2,966.40	0.00	0.00	0.00	PAID

Last Payment: 11/23/21

[Return to Home](#)



Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
SHADY VENT CONSTRUCTION LLC

JAMES S DUGGER PROPERTIES LLC

Payment Date: 10/15/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2021	19102000050	10/15/2021	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$2,693.86	\$0.00	



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Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2021	19102000060	10/15/2021	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$3,018.97	\$0.00	



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 mobile phone to view this
 bill!!



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2021	19102000070	10/15/2021	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$60.09	\$0.00



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Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2021	19102000200	10/15/2021	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$73.08	\$0.00



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Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2021	19101900290	10/15/2021	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$568.15	\$0.00	



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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 12/23/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
Deborah Dugger

JAMES S DUGGER PROPERTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due	
2021	19101900310	10/15/2021	Pay: N/A or	\$0.00	
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$387.99	\$0.00



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Printed: 12/22/2021

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
Deborah Dugger

DEBI DUGGER ENTERPRISES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2021	19101900320	10/15/2021	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$655.57	\$0.00



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CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Printed: 12/22/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 Deborah Dugger

DEBI DUGGER ENTERPRISES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2021	19102000020	10/15/2021	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$1,063.72	\$0.00



Scan this code with your mobile phone to view this bill!



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Printed: 12/22/2021

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
 Deborah Dugger

DEBI DUGGER PROEPRTIES LLC

Payment Date: 9/29/2021

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2021	19101900350	10/15/2021	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$938.54	\$0.00	



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ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: **January 24, 2022**
February 7, 2022

**BEFORE THE PLANNING AND ZONING COMMISSION
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF POWDER SPRINGS, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO APPLICATION FOR REZONING**

COME NOW, Applicant, DOSSEY, LLC (hereinafter referred to as “Applicant”), and Property Owners, JAMES S. DUGGER PROPERTIES, LLC; DEBI DUGGER ENTERPRISES LLC; and DEBI DUGGER PROPERTIES LLC (hereinafter collectively referred to as “Owners” or “Property Owners”), and assert the following:

1.

By Application for Rezoning dated and filed December 23, 2021, Applicant and Property Owners applied for rezoning of one parcel of real property located within the City of Powder Springs, Georgia, and annexation and rezoning of certain adjacent and nearby properties (as set forth in the Application for Rezoning), located within unincorporated Cobb County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter collectively referred to as the “Property” or “Subject Property”).

2.

The Application for Rezoning of the Property seeks rezoning of one parcel from the existing City of Powder Springs zoning category of R-15, and the rezoning of the remaining parcels from the existing Cobb County zoning categories of General Commercial

(“GC”) and R-20, to the PUD-R zoning classification, as established by the governing authority of the City of Powder Springs, Georgia, under and pursuant to the Unified Development Code of Powder Springs Georgia, as amended, being hereinafter referred to as the “Unified Development Code of the City of Powder Springs.”

3.

As to the current R-15 zoning category of the parcel located within incorporated City of Powder Springs, and the R-20 zoning category of the parcels located within unincorporated Cobb County, Georgia, the Zoning and Planning Ordinance of Cobb County and the Unified Development Code of the City of Powder Springs, Georgia (collectively the “Ordinances”), are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of the Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-15 (City) and R-20 (County) zoning categories, as they presently exist, together with any intervening zoning categories between the existing R-15 (City) and R-20 (County) zoning categories and the requested PUD-R zoning category (City), violate the Applicant’s and Property Owners’ right to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

With respect to the existing GC (Cobb County) zoning category for the portion of the Property located within unincorporated Cobb County, Georgia, Applicant and Property Owners do contend the Ordinances are unconstitutional as applied to said Property in that said Ordinances do not permit the Applicant and Property Owners to utilize the Property to the use set forth within the Application for Rezoning without the necessity of rezoning. However, Applicant and Property Owners do not contend the current zoning category of GC (Cobb County) is unconstitutional, per se, only as applied. Thus, the Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The existing zoning category of GC (Cobb County), together with any intervening zoning categories between the existing GC (Cobb County) category and the requested PUD-R (City) category, violate the Applicant's and Property Owners' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

5.

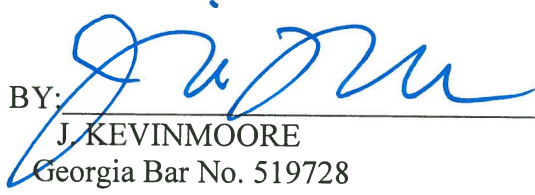
To the extent the Unified Development Code of the City of Powder Springs, Georgia, allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Zoning and Planning Ordinance of the City of Powder Springs, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Ordinances are further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Zoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 23rd day of December, 2021.

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