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BK 5602 PG 127-128

LIMITED WARRANTY DEED
(as Joint Tenants with Right of Survivorship)

STATE OF GEORGIA,
COUNTY OF GWINNETT
PARCEL ID# 070606004

File #: 23-0289

This Indenture made this 22 day of March, 2023 between **Tikisha Denise Weems**, of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Amy Rhoades and Lennie Rhoades**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 22 of the 7th District of Fayette County, Georgia, being Lot 18 of Annelise Park Phase 1, as per plat recorded in Plat Book 40, Pages 111 and 115, Fayette County, Georgia Records, which plat is incorporated herein and made a part hereof by this reference.

Also Known By Street and Number: **300 Annelise Park Drive, Fayetteville, GA 30214**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained 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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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.