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PARTICIPANT ID

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FILED IN OFFICE
CLERK OF COURT
10/20/2022 02:44 PM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Please return to:
Lawson, Beck & Sandlin, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 22-LAW-1118

STATE OF GEORGIA
COUNTY OF FAYETTE

Niki Sewell

PT-61 038-2022-007092

REAL ESTATE
TRANSFER TAX
PAID: \$679.00

LIMITED WARRANTY DEED

THIS INDENTURE made this 19th day of October, 2022 between

Trademark Quality Homes, Inc.

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

Renee Anne Eddy and Nelson Eddy, Jr.

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 DOLLARS and other good and valuable consideration (\$10.00) 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:

All that tract or parcel of land lying and being in Land Lot 268 of the 1st District of Coweta County, Georgia, being Lot 7 of Estes Pines Subdivision, as shown on that certain plat of said subdivision recorded in Plat Book 99, Page 252-253, Coweta County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

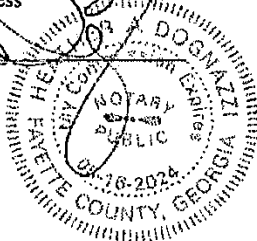
Subject to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said 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 claiming by through or under Grantor.

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

Signed, Sealed and delivered in the presence of:

Shirley Burger
Unofficial Witness
[Signature]
Notary Public


Trademark Quality Homes, Inc.

BY: *Leslie McClelland* (Seal)
Leslie McClelland, Closing Representative

