

Deed Book 16134 Page 798  
Filed and Recorded 05/17/23 1:50:00 PM  
2023-0038076  
Real Estate Transfer Tax \$360.00  
Connie Taylor  
Clerk of Superior Court  
Cobb County, GA  
Participant IDs: 3939890538  
7067927936

Return to:  
NEEL, ROBINSON & STAFFORD, LLC  
300 COLONIAL CENTER PARKWAY, SUITE 240  
ROSWELL, GA 30076  
File No.: 2362913A  
Parcel No. 19-083301060

STATE OF GEORGIA  
COUNTY OF FULTON

### LIMITED WARRANTY DEED

INDENTURE, made on 12th day of May, 2023, between

**Paran Homes, LLC**

(hereinafter referred to as "Grantor") and

**Barbara Johnson and Kevin W Johnson  
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

(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,

All that tract or parcel of land lying and being in Land Lot 833 of the 19th District, 2nd Section, Cobb County, Georgia, being Lot 65, Creekwood Subdivision, as per plat recorded in Plat Book 281, Page 700, as revised in, Cobb County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

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

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.