

DEED BOOK:14669 PG:564 Filed: 07/02/2021 06:43 PM Clerk File Number: 28-2021-036828

Rec: \$25.00 TRANSFER TAX \$358.90

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 1663542869 SubmitterID: 0848497841

Campbell & Brannon, LLC

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Building 400, Suite 404
Marietta, GA 30068
File No.: C211001C
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STATE OF GEORGIA
COUNTY OF COBB
PARCEL ID NUMBER: 15N20F-159

LIMITED WARRANTY DEED

THIS INDENTURE, made on 2nd day of July, 2021, between

Jose De Urioste and Mary De Urioste

(hereinafter referred to as "Grantor") and

**Kyle Xavier Miller and Milene Hugo Miller
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 316 of the 15th District, 2nd Section of Cherokee County, Georgia, being Lot 1295 of Harmony on the Lakes Southside, Phase 1B, as per Plat thereof recorded in Plat Book 92, pages 22-27, Cherokee County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description. Said property being known as 230 Glenwood Drive, according to the present system of numbering property in Cherokee County, Georgia.

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").

Limited Warranty Deed