

After recording Return to:
Pacific Law Group, LLC.
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 24-19676W

Parcel ID# 15N20-506-L

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE, Made this 29th day of March, 2024 between

Natalia S. Hunter and Matthew John Hunter

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Tara Mettler and Jason Mettler

As Joint Tenants With the Rights of Survivorship

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 AND NO/100 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 406 of the 15th District, 2nd Section of Cherokee County, Georgia, and being Lot 10, Billings Farm, as per plat recorded in Plat Book 59, Page 14, Cherokee County, Georgia records, said plat being incorporated herein and made a part hereof by reference thereto.

Subject Property Address: 404 Billings Farm Drive, Canton, GA 30115

Parcel ID: 15N20-506-L

Subject to all covenants, conditions, zoning ordinances, restrictions 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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.