

Legal Description



2025087171 DEED BOOK 32133 PG 220
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Real Estate Transfer Tax: \$318.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

After recording, return to:
Katz Durell, LLC
6065 Roswell Road, Suite 880
Atlanta, GA 30328
File Number: GA2025-0941-A0

Parcel ID: 18 187 01 177

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LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE is effective the **5th day of August, 2025**, between **Peachtree Dunwoody Properties, LLC**, as party or parties of the first part, hereinafter called Grantor, and **Trending Floors LLC**, 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 & 00/100 U.S. Dollars (U.S. \$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the sufficiency and 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 Grantee:

All that tract or parcel of land lying and being in **DeKalb County, Georgia** commonly known as **2089 Carthage Road, Tucker, GA 30084-6038** and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 187 of the 18th District, DeKalb County, Georgia, being Lot 20, Block A, Allenwood, Unit Two, as per Plat recorded in Plat Book 55, Page 38, DeKalb County, Georgia, which plat is incorporated herein and made a part hereof.

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 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 owning, holding or claiming by, through or under said Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]