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SELLERS & WARREN, P.C.
ATTORNEYS AT LAW
115 Woodland Way, Suite 100
Canton, GA 30114

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF

File #: **222456**

THIS INDENTURE made this **11th** day of **April, 2022**, between **Leslie J. Burchett and Angela M. Burchett**, of the County of **Cherokee, State of Georgia**, as party or parties of the first part, hereinunder called Grantor, and **TopGAHomes, 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 AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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:

All that tract or parcel of land lying and being in Land Lot 487, 15th District, 2nd Section, Cherokee County, Georgia, being Lot 10, Holly Place Subdivision, as per plat recorded in Plat Book 62, Page 100, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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**.

Rec: \$25.00 TRANSFER TAX \$320.00

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

ParticipantIDs: 1156462359 SubmitterID: 0466245412

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs, successors and/or assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

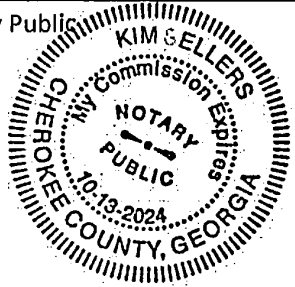
Signed, sealed and delivered in the presence of:

Dewah Lee
Witness

Leslie J. Burchett (Seal)
Leslie J. Burchett

Kim Sellers
Notary Public

Angela M. Burchett (Seal)
Angela M. Burchett



PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2022-004322

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Burchett	FIRST NAME Leslie	MIDDLE J	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 2363 Bryant Rd			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$320,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Jasper, GA 30143 USA		DATE OF SALE 4/11/2022	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)			2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME TopGAHomes, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 715 Ellenwood Dr			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$320,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$320.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A) 119		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Holly Place		SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Holly Springs	MAP & PARCEL NUMBER 15N15E-049	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES	LAND LOT 487
SUB LOT & BLOCK Lot 10 Holly Place				
SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

COPY