

Type: STATE LAND RECORDS
Recorded: 1/6/2023 10:24:00 AM
Fee Amt: \$665.60 Page 1 of 2
Transfer Tax: \$640.60
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

After Recording Return To:
McMichael & Gray, P.C.
2920 Ronald Reagan Blvd., Suite 110
Cumming, GA 30041

Participant ID(s): 7339863107,
7067927936

BK 10909 PG 118 - 119

Order No.: GWT-226023-PUR

Property Appraiser's Parcel I.D. Number:
026 193

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 29th day of December, 2022, between

Taylor Morrison of Georgia, LLC, a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

**Bethel Imairo and Kai Tiombe Imairo
as Joint Tenants with 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 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 367 of the 3rd District, 1st Section, Forsyth County, Georgia, being Lot 6 of Stratford Hills Subdivision, Phase 1A, as per plat recorded in Plat Book 199, Pages 227-237, Forsyth County, Georgia records, which plat is incorporated herein and made a part hereof for a more complete description.

Being known as: 8540 Stratford Oaks Avenue, Ball Ground, GA 30107
Parcel Number: 026 193

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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 claims of all persons owning, holding or claiming by, through or under the said Grantor.

KI
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BI
e22b99a

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

C. Forth
Unofficial Witness

Lisa G. Wells
Notary Public

My Commission Expires:
[Notary Seal]

July 17, 2025

Taylor Morrison of Georgia, LLC a Georgia limited liability company

By: [Signature] (Seal)
Rick Carruthers, Vice President

