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Angela Nkolika Maduabum  
736 Parkside Drive  
Woodstock, GA 30188

APN: 17013903980

## LIMITED WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF COBB

File #: 76408PW

This Indenture made this 24th day of March, 2022 between 101 Ventures LLC as party or parties of the first part, hereinafter called Grantor, and Angela Nkolika Maduabum as party 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 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said Grantee, the following described property:

All that tract or parcel of land lying and being in the city of Marietta, Land Lots 139 and 150 of the 17th District, 2nd Section of Cobb County, Georgia, being more particularly described as follows: Condominium Unit 903 of Coral Ridge Commons, a condominium, as more particularly described and delineated in the declaration of Condominium for Coral Ridge Commons, a condominium, recorded in Deed Book 3171, Page 114, et Seq., Cobb County, Georgia Records, as the same may be amended. This conveyance is made subject to the declaration and all matters referenced therein, all matters shown on the plat recorded in Condominium Plat Book 5, Page 141, aforesaid records, as the same may be amended, and the floor plans recorded in Condominium Floor Plans Book 84, Page 12, Cobb County, Georgia Records, as the same may be amended.

**THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained 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 behoove of the said Grantee in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said Grantee.

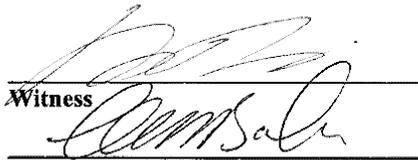
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons arising under Grantor only.

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

Signed, sealed and delivered in the presence of:

**101 Ventures LLC, a Texas Limited Liability Company**

By:  (SEAL)  
Tingli Lee, Manager

Witness 

Notary Public 03/14/2022

