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STATE OF GEORGIA
COUNTY OF BARTOW

LIMITED WARRANTY DEED

THIS INDENTURE made this 25th day of April, 2025 between ADDISON HARRIS, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and CHRISTOPHER A HERRING, 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 SITUATED LYING AND BEING IN BARTOW COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

TOGETHER WITH all buildings, structures, and improvements thereon and all rights, members, easements, and appurtenances appertaining to the above described property and all rights, title and interest of Grantor in and to alleys, streets and rights-of-ways adjacent to or abutting the above described property;

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;

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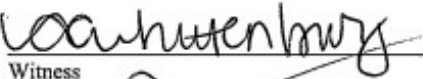
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AND THE GRANTOR, DOES HEREBY CONVEY with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee(s) has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his/her own judgment.

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed as of this day and year first above written.

Signed, sealed and delivered
in presence of:


Witness

Notary Public

My commission expires:

[Notarial Seal]



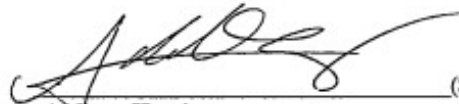

Addison Harris (SEAL)

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 798, 800, 857 and 858 of the 17th District, 3rd Section of Bartow County, Georgia, and being Tract 2, containing 6.859 acres, as shown more particularly on a plat recorded in Plat Book 2025, Page 17, Bartow County Records, which plat is incorporated herein by reference.

PART OF Tax Parcel No.008-0799-001

