

Rec: \$25.00 TRANSFER TAX \$150.00

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

ParticipantIDs: 8846450835 SubmitterID: 7067927936

RT

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
5900 Windward Parkway, Suite 390  
Alpharetta, GA 30005  
File No.: GA-AL-22-0380-PUR

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF CHEROKEE  
APN/Parcel ID: 04N02A 007

THIS INDENTURE, made this 18th day of August, 2022, between

Mineral Springs Holdings, LLC

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

Anshul Jain

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).

**W I T N E S S E T H:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 302 of the 3rd District, 2nd Section, Cherokee County, Georgia being Lot 7, The Highlands at Sharp Mountain Subdivision, as per plat recorded at Plat Book 119, Page 2049, Cherokee County, Georgia, Records, said plat being incorporated herein by reference thereto for a more complete and accurate description of the subject property.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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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AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

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:

GRANTOR:

Baily Combsen  
Unofficial Witness

Mineral Springs Holdings, LLC

By: [Signature] (SEAL)  
Lee G. Lusk, Member

[Signature]  
Notary Public  
My Commission Expires:  
[Notary Seal]

