

Type: WD  
Kind: WARRANTY DEED  
Recorded: 4/21/2023 2:45:00 PM  
Fee Amt: \$166.00 Page 1 of 2  
Transfer Tax: \$141.00  
Fannin Co. Clerk of Superior Court  
DANA CHASTAIN Clerk of Courts

Participant ID: 9734359602

**BK 1552 PG 524 - 525**

**Return recorded document to:**

Wilson Hamilton LLC  
316 Summit Street  
Blue Ridge, GA 30513  
File No.: 23-0263

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FANNIN

THIS INDENTURE is made April 21, 2023, between **August J. Nardone, III and Kristin H. Nardone and A. Joseph Nardone, Jr. and Jane H. Nardone** ("Grantor"), and **Daniel Poole** ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 140, Fannin County, Georgia, being Lot 4 of The Landings at Blue Ridge, Phase I, containing 1.05 acre, more or less, as shown on a plat of survey by J. Jason Henson, GRLS No. 3007, dated May 11, 2022 and recorded in Plat Book F373, Page 8 through Plat Book F374, Page 1, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0059 C 021 A5

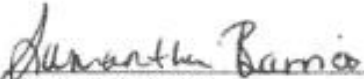
TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

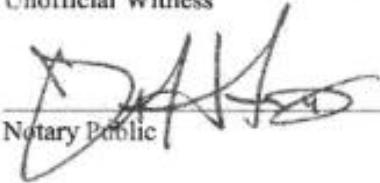
*Chain of Title:* This being the same property as was conveyed to Grantor herein by Warranty Deed from LW Investments, LLC, a Tennessee Limited Liability Company dated June 16, 2022 and recorded in Book 1511, Page 96, Fannin County Records.

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 Grantee forever in FEE SIMPLE.

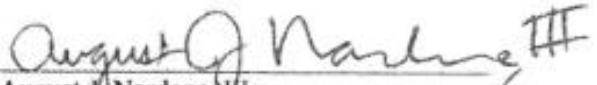
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

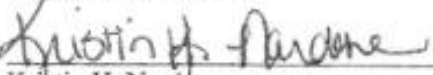
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.

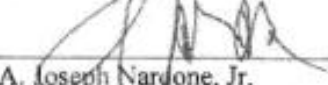
  
Samantha Barrio  
Unofficial Witness

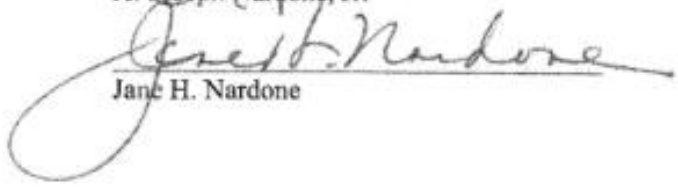
  
Notary Public



  
August J. Nardone, III

  
Kristin H. Nardone

  
A. Joseph Nardone, Jr.

  
Jane H. Nardone