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AFTER RECORDING, RETURN TO:

Matt S. Smith, Esq.
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1960 Satellite Boulevard
Duluth, GA 30097
File #9550.70695 MT

Parcel ID No: 15032 000050

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 21st day of September, 2020, between

T. LEE DODGEN and LADONNA H. DODGEN

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

VARGAS AUTO REPAIR CENTER, LLC, a Georgia limited liability company

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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 the Gainesville Militia District, GMD 411, Hall County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

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 Grantor and all others claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

Signed, sealed and delivered in the presence of:

Marci Thomas
Unofficial Witness

TLD (SEAL)
T. Lee Dodgen

Sydney Rebecca Wilson
Notary Public

[NOTARY SEAL]
REBECCA WILSON
NOTARY
EXPIRES
GEORGIA
DEC. 25, 2023
PUBLIC
FULTON COUNTY

Linarc Thomas
Unofficial Witness

LaDonna H. Dodgen (SEAL)
LaDonna H. Dodgen

Sydney Rebecca Wilson
Notary Public

[NOTARY SEAL]
REBECCA WILSON
NOTARY
EXPIRES
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[SIGNATURE PAGE TO LIMITED WARRANTY DEED]