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RECORDED BY: JP  
CLERK: Charles Baker, C.S.C  
Hall County, GA

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE made this 8 day of July, 2024, between Cara Dianne Childress F/K/A Cara D. Lott, as party or parties of the first part, hereinafter called Grantor, and Donald W. Loose, Jr and Nancy Loose as Joint Tenants With Rights of Survivorship 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.

PROPERTY HAVING LOT NO. 9, WITH THE SECTION NO. 9A, AND HAVING THE FOLLOWING DESCRIPTION: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1419. HALL COUNTY, GEORGIA, BEING LOT 9. BLOCK A. HERITAGE CROSSING, UNIT ONE, PER PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGE 48, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT IS MADE A PART HEREOF BY REFERENCE AND BEING IMPROVED PROPERTY KNOWN AS 3172 HERITAGE CROSSING DRIVE, BUFORD, GEORGIA. 30519 ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN HALL COUNTY, GEORGIA.

Parcel ID: 15-048B-000-009

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

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.

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 by, through and under the above-named grantor.

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

*Cara Dianne Childress* F/K/A *Cara D Lott*  
(SEAL)  
Cara Dianne Childress F/K/A Cara D. Lott

Signed, sealed, and delivered in presence of:

*Hadley*  
Witness

*[Signature]*  
Notary Public

