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Hall County, GA

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Baker & Summy, PC
6340 Sugarloaf Pkwy, Suite 200
Duluth, GA 30097

File Number: 0625D250
Parcel ID Number: 08041 001004

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE made this 27th day of October in the year 2025 between KEVIN STERNER and DANIELLE STERNER, as party or parties of the first part, (hereinafter called "Grantor"), and TRINITY HOLDING COMPANY 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).

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 considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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:

See Exhibit "A" attached hereto.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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.

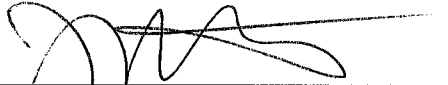
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

(Signatures continued on next page)

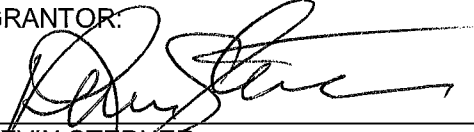
IN WITNESS WHEREOF the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered on this 27th day of October in the year 2025:

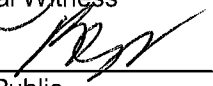
GRANTOR:



Unofficial Witness



KEVIN STERNER



Notary Public



DANIELLE STERNER

My Commission Expires: 7/4/2026

(NOTARY SEAL)

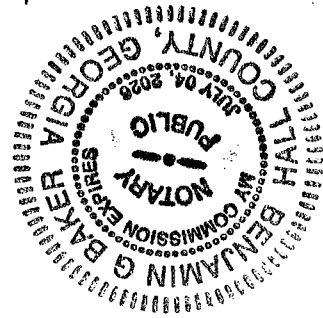


EXHIBIT A

Lot 1

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.026 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated March 15, 2001, which plat is recorded in Plat Slide 796, page 172-B, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description Said property being improved property also known as 4337 Mountain View Road according to the present system of numbering properties in Hall County, Georgia

TOGETHER WITH

Lot 2

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.729 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated November 19, 1999, which plat is recorded in Plat Slide 778, page 1A, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description

TOGETHER WITH

Lot 3

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 41 of the 8th Land District, Hall County, Georgia, consisting of 1.024 acres on Mountain View Road as shown on a plat prepared for Tanya Carter by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated November 19, 1999, which plat is recorded in Plat Slide 777, page 250A, Hall County, Georgia Plat Records, and which recorded plat is incorporated herein by reference and made a part of this description

Parcel ID Number: 08041 001004

Subject to any Easements or Restrictions of Record