

Please return to: Edwards Law, LLC
3355 Lenox Road NE, Ste. 750
Atlanta, GA 30326
File #2025-411

Parcel Number: 09030-000022

eFiled and eRecorded
DATE: 09/05/2025
TIME: 4:53 PM
DEED BOOK: 9717
PAGE: 538 - 539
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RECORDED BY: CE
CLERK: Mark Pettitt
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on this 14th day of September, 2025 between Arledge Holdings, LLC, a Georgia Limited Liability Company (hereinafter referred to as "Grantor") and The Little Mountain Clinic LLC, a Georgia Limited Liability Company (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 30 of the 9th Land District of Hall County, Georgia, being shown and designated as Tract 2, containing 1.70 acres, according to that certain plat prepared for Providence School, Inc. by A. Wayne Worsham, G. R. L. S. #3073, dated October 31, 2016, filed for record November 2, 2016, and recorded in Plat Book 873, Page 211, Clerk's Office, Hall Superior Court. Said plat being incorporated herein by reference thereto for a more full and complete description. Together with a 20-foot easement granted to Scott Andrews and Elisabeth Andrews dated April 23, 2004 and being recorded among Hall County, Georgia records in Deed Book 4936, Page 480 and a 20-foot easement granted to Providence School, Inc., dated September 13, 2011, recorded in Deed Book 6890, Page 133, Hall County, Georgia records. Further together with easement rights contained in Joint Well Agreement by and between Providence School, Inc. and J. Scott Andrews and Karen E. Andrews, dated September 13, 2011, filed September 21, 2011, recorded in Deed Book 6890, Page 142, Hall County, Georgia records.

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Subject to all zoning ordinances, easements, restrictions and other matters of record affecting said described property.

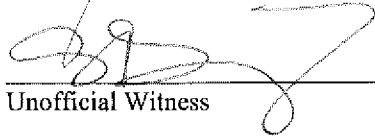
TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed, and delivered
in the presence of:

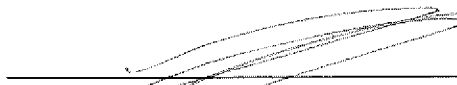


Unofficial Witness

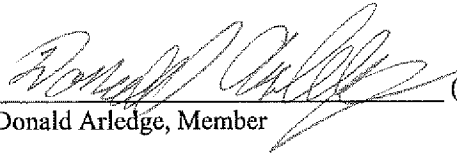
Grantor(s):
Arledge Holdings, LLC, a Georgia Limited Liability Company

By:  (Seal)

Kristy Arledge, Member



Notary Public
My commission expires: 09/16/2015

By:  (Seal)

Donald Arledge, Member

