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LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

FILE #: **3265-25**

THIS INDENTURE made this **24th** day of **June, 2026**, between **Sonjia Henderson** of the County of **Hall** and State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and **Heritage Title Services, LLC as Trustee of the 3411 Springdale Forrest Circle Fiduciary Estoppel Land Trust** 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 62 OF THE 10TH DISTRICT, HALL COUNTY, GEORGIA, BEING LOTS 34 & 35 OF SPRINGDALE FOREST, SECTION 4, AS PER PLAT RECORDED IN PLAT BOOK 69, PAGE 294, HALL COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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.

Signed, sealed and delivered in presence of:

Witness

Sonjia Henderson (SEAL)
Sonjia Henderson

Notary Public

MANJULA KOLLAPANENI
My Commission Expires
NOTARY PUBLIC
08/23/2029
FORSYTH COUNTY, GEORGIA