

AFTER RECORDING RETURN TO:  
Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
6400 Powers Ferry Road, NW, Suite 150  
Atlanta, Georgia 30339

Tax Parcel Nos.: 147110170000 and 147110230000  
Paulding County, Georgia

eFiled and eRecorded  
DATE: 12/19/2024  
TIME: 10:37 AM  
DEED BOOK: 5181  
PAGE: 573 - 576  
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PARTICIPANT ID: 6405611605  
PT61: 1102024007619  
RECORDED BY: LJ  
CLERK: Sheila Butler  
Paulding County, GA

After recording return to:  
Calloway Title and Escrow, LLC  
2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

**2-43642 LIMITED WARRANTY DEED**

THIS INDENTURE, dated and effective as of December 18, 2024, between **TERRY E. TIBBITS, and SHEILA P. TIBBITS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (collectively "Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

[signature page follows]

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

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

Steve Foster  
Unofficial Witness

Terry E. Tibbitts [SEAL]  
TERRY E. TIBBITS

Yolanda D. Newell  
Notary Public  
My commission expires: 4-10-26  
[NOTARIAL SEAL]

Signed, sealed and delivered in  
the presence of:

Steve Foster  
Unofficial Witness

Sheila P. Tibbitts [SEAL]  
SHEILA P. TIBBITS

Yolanda D. Newell  
Notary Public  
My commission expires: 4-10-26  
[NOTARIAL SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

**TRACT 1:**

ALL THAT TRACT or parcel of land lying and being in Land Lots 409 and 456 of the 2nd District, 3rd District of Paulding County, Georgia, being Lots 3, 4 and 5 of Canaan Heights Subdivision, as more particularly depicted on a plat recorded in Plat Book 3, Page 146, Records of Paulding County, Georgia, which plat is incorporated herein by reference hereto.

**TRACT 2:**

ALL THAT TRACT or parcel of land lying and being in Land Lots 409 and 456 of the 2nd District, 3rd District of Paulding County, Georgia, being Lots 32 and 33, Canaan Heights Subdivision, as more particularly depicted on a plat recorded in Plat Book 3, Page 146, aforesaid Records, which plat is incorporated herein by reference hereto.

**TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 456 of the 2nd District and 3rd Section of Paulding County, Georgia, and being more fully and particularly described as follows: BEGIN at the southwest corner of Lot 32, Canaan Heights Subdivision as shown on plat of survey recorded at Plat Book 3, Page 146 of the Paulding County Plat Records; thence in an easterly direction along the south line of Lots 32 and 33 of Canaan Heights subdivision for a distance of 200 feet to a point; thence in a southerly direction along the west line of Lots 4,5,6, and 7 of Canaan Heights Subdivision for a distance of 440 feet to a point; thence in a westerly direction parallel to the south line of lots 32 and 33 of said subdivision for a distance of 200 feet to a point; thence in a northerly direction parallel to the west line of Lots 4,5,6, and 7 of said Subdivision for a distance of 440 feet to the true point of beginning.

**TRACT 4:**

All that tract or parcel of land lying and being in Land Lot 456 of the 2nd District and 3rd Section of Faulding County, Georgia, and being more fully and particularly described as follows: BEGIN at the southwest corner of Lot 7 of Canaan Heights Subdivision, which is also the northwest corner of Lot 8 of Canaan Heights Subdivision, as shown on plat of survey recorded at Plat Book 3 page 146 of the Faulding County Plat Records; thence in a westerly direction along the south property line of that certain parcel of land now or formerly owned by Terry Tibbitts and Susan Tibbitts for a distance of 200 feet to a point; thence in a southerly direction parallel to the west property line of Lots 8 and 9 of Canaan Heights Subdivision for a distance of 220 feet to a point; thence in an easterly direction parallel to the south property line of said parcel now or formerly owned by Terry Tibbitts and Susan Tibbitts for a distance of 200 feet to a point located at the west line of Lot 10 of Canaan Heights Subdivision; thence in a northerly direction along the west line of Lots 8,9, and 10 of Canaan Heights Subdivision for a distance of 220 feet, to the point of beginning.

**EXHIBIT "B"**

**EXCEPTIONS**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbetts and Susan B. Tibbetts to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.

AFTER RECORDING RETURN TO:  
Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
6400 Powers Ferry Road, NW, Suite 150  
Atlanta, Georgia 30339  
  
Tax Parcel No.: 148220350000  
Paulding County, Georgia

eFiled and eRecorded  
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PARTICIPANT ID: 6405611605  
PT61: 1102024007618  
RECORDED BY: LJ  
CLERK: Sheila Butler  
Paulding County, GA

After recording return to:  
Calloway Title and Escrow, LLC  
2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

2-43692

**LIMITED WARRANTY DEED**

THIS INDENTURE, dated and effective as of December 18, 2024, between **TERRY E. TIBBITTS** and **SHEILA P. TIBBITTS** (collectively "Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

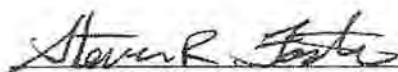
AND GRANTOR will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

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

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

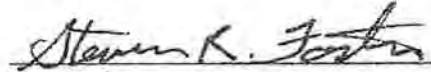


Unofficial Witness



[SEAL]  
TERRY E. TIBBITTS

Signed, sealed and delivered in  
the presence of:



Unofficial Witness



[SEAL]  
SHEILA P. TIBBITTS

Notary Public  
YOLANDA D. NEWELL  
My commission expires: 4-10-26  
[NOTARIAL SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

**TRACT 5:**

All that tract or parcel of land lying and being in Land Lot 458 of the Second District, Third Section, Paulding County, Georgia. Said tract of land being more particularly described as follows:

Commencing at an Iron Pin Found (axle) lying at the common corner of Land Lots 455, 456, 481 and 482 of the aforesaid District, Section and County; thence running along the West line of Land Lot 456 proceed North 00 Degrees 40 Minutes 48 Seconds West for a distance of 688.73 feet to an Iron Pin Set (1/2 inch rebar), said point being the TRUE POINT OF BEGINNING; thence continuing along said Land Lot Line proceed North 00 Degrees 40 Minutes 48 Seconds West a distance of 165.09 feet to an Iron Pin Found (1/2 inch rebar); thence leaving said Land Lot Line proceed North 88 Degrees 58 Minutes 08 Seconds East a distance of 794.43 feet to an Iron Pin Found (1/2 inch rebar); thence proceed South 01 Degrees 28 Minutes 53 Seconds West a distance of 125.28 feet to Iron Pin Found (1/2 inch rebar); thence proceed South 02 Degrees 50 Minutes 42 Seconds East a distance of 39.95 feet to Iron Pin Set (1/2 inch rebar); thence proceed South 88 Degrees 58 Minutes 08 Seconds West a distance of 791.21 feet to the TRUE POINT OF BEGINNING.

**EXHIBIT "B"**

EXCEPTIONS

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbetts and Susan B. Tibbetts to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.

eFiled and eRecorded  
DATE: 12/19/2024  
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FILING FEES: \$25.00  
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PARTICIPANT ID: 6405611605  
PT61: 1102024007620  
RECORDED BY: LJ  
CLERK: Sheila Butler  
Paulding County, GA

AFTER RECORDING RETURN TO:

Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
6400 Powers Ferry Road, NW, Suite 150  
Atlanta, Georgia 30339

Tax Parcel No.: 148220300000

Paulding County, Georgia

After recording return to:

Calloway Title and Escrow, LLC  
2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

2-43692

**LIMITED WARRANTY DEED**

THIS INDENTURE, dated and effective as of December 18, 2024, between **TERRY E. TIBBITS, AS TO AN UNDIVIDED TWENTY PERCENT (20%) INTEREST, VICKIE T. SMITH, AS TO AN UNDIVIDED TWENTY PERCENT (20%) INTEREST, JILL T. MARLOW, AS TO AN UNDIVIDED TWENTY PERCENT (20%) INTEREST, CATHIE T. SERRANO AKA CATHIE T. RINER, AS TO AN UNDIVIDED TWENTY PERCENT (20%) INTEREST, MOLLIE MARLOW-BOWEN, AS TO AN UNDIVIDED FIVE PERCENT (5%) INTEREST, BLAKE E. TIBBITS, AS TO AN UNDIVIDED FIVE PERCENT (5%) INTEREST, MEGAN T. CHERRY, AS TO AN UNDIVIDED FIVE PERCENT (5%) INTEREST, AND ALLYSON V. SNYDER, AS TO AN UNDIVIDED FIVE PERCENT (5%) INTEREST, AS TENANTS IN COMMON** (collectively "Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

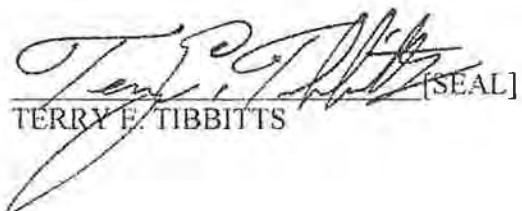
AND GRANTOR will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

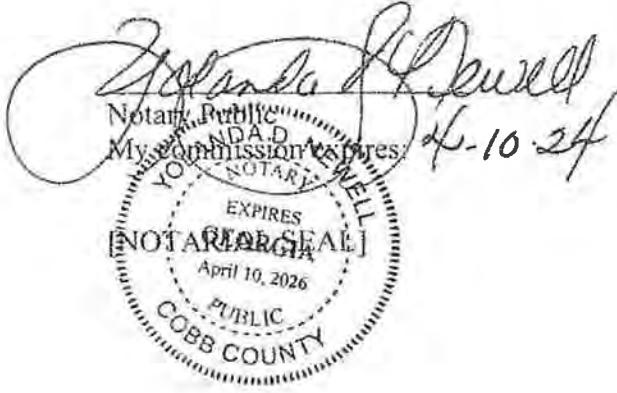
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

  
Steven R. Foster  
Unofficial Witness

  
Terry E. Tibbitts  
[SEAL]



[SIGNATURES CONTINUED ON FOLLOWING PAGES]

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

En B. C.  
Unofficial Witness

  
Notary Public  
My commission expires: 10-20-2024

[NOTARIAL SEAL]

Vickie T. Smith [SEAL]  
VICKIE T. SMITH



**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

Deann McGinn  
Unofficial Witness

Jill T. Marlow [SEAL]  
JILL T. MARLOW

Susan B. Tibbitts  
Notary Public  
My commission expires:

[NOTARIAL SEAL]



**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

Eric B. Cook  
Unofficial Witness

Cathie T. Serrano <sup>aka</sup> Cathie T. Riner [SEAL]  
CATHIE T. SERRANO AKA CATHIE T. RINER

Austin Pattee  
Notary Public  
My commission expires: 10-20-2026

[NOTARIAL SEAL]



**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

Sue McEvire  
Unofficial Witness

Mollie Marlow-Bowen [SEAL]  
MOLLIE MARLOW-BOWEN

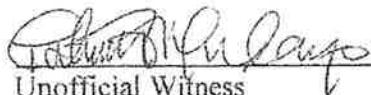
Susan B. Tibbitts  
Notary Public  
My commission expires:

[NOTARIAL SEAL]

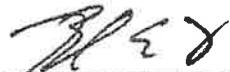


**GRANTOR:**

Signed, sealed and delivered in  
the presence of:



Unofficial Witness



[SEAL]

BLAKE E. TIBBITTS



Notary Public

My commission expires:

[NOTARIAL SEAL]



**GRANTOR:**

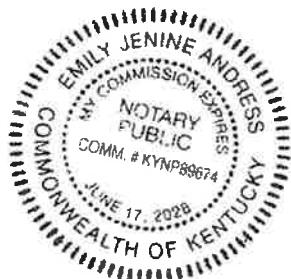
Signed, sealed and delivered in  
the presence of:

Rya Tolle  
Unofficial Witness

Megan J Cherry [SEAL]  
MEGAN T. CHERRY

Emily Andress  
Notary Public  
My commission expires:

[NOTARIAL SEAL]



**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

  
\_\_\_\_\_  
Unofficial Witness

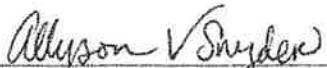
  
\_\_\_\_\_  
ALLYSON V. SNYDER [SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 456 of the 2nd District, 3rd Section of Paulding County, Georgia, being Lot 12 of Canaan Heights Subdivision, said tract of land contains 0.45 acres more or less, as more particularly depicted on a plat recorded in Plat Book 3, Page 146, Records of Paulding County, Georgia, which plat is incorporated herein by reference hereto.

AND

**All that tract or parcel of land lying and being in the 2nd District and 3rd Section of Paulding County, Georgia, and being a portion of Land Lot 456, and being more fully and particularly described as follows:**

Commencing at an iron pin (axle) lying at the common corner of Land Lots 455, 456, 481, 482 of the aforesaid District, Section, and County, said point being the TRUE POINT OF BEGINNING; proceed along the West line of Lot 456 North 00 Degrees 40 Minutes 48 Seconds West a distance of 688.73 feet to an iron pin found; thence proceed North 88 Degrees 58 Minutes 08 Seconds East a distance of 791.21 feet to an iron pin found; thence proceed South 02 Degrees 45 Minutes 18 Seconds East a distance of 180.05 feet to an iron pin found; thence proceed North 89 Degrees 22 Minutes 03 Seconds East a distance of 200 feet to an iron pin found located on the West line of Lot 10 of Canaan Heights Subdivision, as per plat recorded in Plat Book 3, Page 146 of the Paulding County Plat Records, said plat being incorporated herein by reference thereto; thence proceed along the West line of Lot 10 of Canaan Heights Subdivision South 01 Degrees 41 Minutes 48 Seconds East a distance of 78.01 feet to an iron pin found; thence proceed along the West line of Lots 11 and 12 of Canaan Heights Subdivision South 07 Degrees 45 Minutes 26 Seconds East a distance of 236.11 feet to an iron pin found; thence proceed along the West line of lots 13 and 14 of Canaan Heights Subdivision South 03 Degrees 22 Minutes 20 Seconds East a distance of 200 feet to an iron pin found at the Southwest corner of Lot 14 of Canaan Height Subdivision; thence proceed South 89 Degrees 14 Minutes 41 Seconds West a distance of 1037.60 feet to the PONT OF TRUE BEGINING.

Said tract of land contains 15.23 acres more or less.

**EXHIBIT "B"**

**EXCEPTIONS**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbetts and Susan B. Tibbetts to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.



AFTER RECORDING RETURN TO:  
Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
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2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

**2-43692      LIMITED WARRANTY DEED**

THIS INDENTURE, dated and effective as of December 15, 2024, between **CATHIE T. SERRANO AKA CATHIE T. RINER**, ("Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

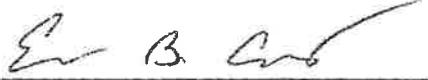
AND GRANTOR will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

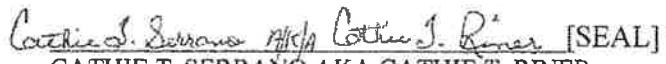
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:



Unofficial Witness

  
CATHIE T. SERRANO AKA CATHIE T. RINER [SEAL]

Notary Public

My commission expires: 10-20-2026  
[NOTARIAL SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 456 of the 2<sup>nd</sup> District and 3<sup>rd</sup> Section of Paulding County, Georgia as shown on plat of survey for Mark and Cathie Serrano, dated 1/29/01, prepared by Ronnie L. Ray, RLS No. 1781, more fully and particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, start at the intersection of the South right-of-way of Cathie Drive and the West right-of-way of Paris Road; thence in a Westerly direction along the South right-of-way of Cathie Drive for a distance of 450.06 feet to an iron pin; thence South 01 degree, 23 minutes, 57 seconds West for a distance of 198.80 feet to an iron pin and the TRUE POINT OF BEGINNING; thence South 88 degrees, 57 minutes, 31 seconds West for a distance of 756.23 feet to an iron pin located on the West land lot line of Land Lot 456; thence South 00 degrees, 40 minutes, 48 seconds East along said land lot line for a distance of 314.06 feet to an iron pin; thence North 88 degrees, 58 minutes, 08 seconds East for a distance of 794.43 feet to an iron pin; thence North 01 degree, 28 minutes, 53 seconds East for a distance of 315.03 feet to an iron pin; thence North 01 degree, 23 minutes, 57 seconds East for a distance of 198.18 feet to an iron pin located on the South right-of-way of Cathie Drive; thence South 89 degrees, 03 minutes, 43 seconds West along said right-of-way for a distance of 50.06 feet to an iron pin; thence South 01 degree, 23 minutes, 57 seconds West for a distance of 198.80 feet to an iron pin and the TRUE POINT OF BEGINNING. The above-referenced plat of survey is incorporated herein by reference made thereto; subject property is shown on said plat of survey as 6.00 acres.

**EXHIBIT "B"**

**EXCEPTIONS**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbetts and Susan B. Tibbetts to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.

AFTER RECORDING RETURN TO:  
Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
6400 Powers Ferry Road, NW, Suite 150  
Atlanta, Georgia 30339

Tax Parcel No.: 148230060000  
Paulding County, Georgia

eFiled and eRecorded  
DATE: 12/19/2024  
TIME: 10:37 AM  
DEED BOOK: 5181  
PAGE: 596 - 599  
FILING FEES: \$25.00  
TRANSFER TAX: \$214.80  
PARTICIPANT ID: 6405611605  
PT61: 1102024007629  
RECORDED BY: LJ  
CLERK: Sheila Butler  
Paulding County, GA

After recording return to:  
Calloway Title and Escrow, LLC  
2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

2-43692

**LIMITED WARRANTY DEED**

THIS INDENTURE, dated and effective as of December 18, 2024, between **CATHIE T. SERRANO AKA CATHIE T. RINER** ("Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

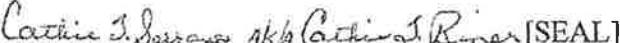
[signature page follows]

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

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
[SEAL]  
CATHIE T. SERRANO AKA CATHIE T. RINER

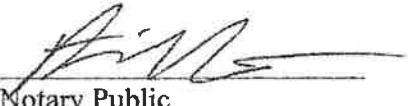
  
\_\_\_\_\_  
Notary Public  
My commission expires: 10-20-2026  
[NOTARIAL SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 481 of the 2nd District, 3rd Section of Paulding County, Georgia, being Tract One, as more particularly depicted on a plat recorded in Plat Book 45, Page 184, Records of Paulding County, Georgia, which plat is incorporated herein by reference hereto.

**EXHIBIT "B"**

**EXCEPTIONS**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbetts and Susan B. Tibbetts to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.

AFTER RECORDING RETURN TO:  
Ron Ben-Moshe, Esq.  
McClure & Kornheiser, LLC  
6400 Powers Ferry Road, NW, Suite 150  
Atlanta, Georgia 30339

Tax Parcel No.: 147110200000  
Paulding County, Georgia

eFiled and eRecorded  
DATE: 12/19/2024  
TIME: 10:37 AM  
DEED BOOK: 5181  
PAGE: 600 - 603  
FILING FEES: \$25.00  
TRANSFER TAX: \$560.90  
PARTICIPANT ID: 6405611605  
PT61: 1102024007630  
RECORDED BY: LJ  
CLERK: Sheila Butler  
Paulding County, GA

After recording return to:  
Calloway Title and Escrow, LLC  
2100 Riveredge Parkway, Suite 1025  
Atlanta, GA 30328

2-43692

### LIMITED WARRANTY DEED

THIS INDENTURE, dated and effective as of December 15, 2024, between **CATHIE T. SERRANO AKA CATHIE T. RINER** ("Grantor") and **TRG PARIS ROAD, LLC**, a Georgia limited liability company ("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, all that tract or parcel of land lying and being in Paulding County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof, TOGETHER WITH all and singular Grantor's right, title and interest in and to the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises"), SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

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.

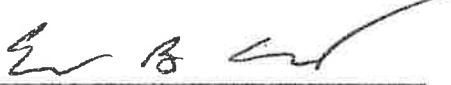
AND GRANTOR will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

[signature page follows]

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

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
CATHIE T. SERRANO AKA CATHIE T. RINER

  
\_\_\_\_\_  
Notary Public  
My commission expires: 10-20-2026  
[NOTARIAL SEAL]



EXHIBIT "A"  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 456 OF THE 2<sup>ND</sup> DISTRICT, 3<sup>RD</sup> SECTION OF PAULDING COUNTY, GEORGIA AND BEING LOT 13 OF CANAAN HEIGHTS SUBDIVISION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TO REACH THE POINT OF BEGINNING START AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE SOUTH LAND LOT LINE OF LAND LOT 456 AND THE WESTERLY RIGHT-OF-WAY OF PARIS ROAD (60' RIGHT-OF-WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF PARIS ROAD NORTH 01 DEGREE 41 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO AN IRON PIN SET (1/2" REBAR), BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 01 DEGREE 51 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 99.84 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY PROCEED NORTH 88 DEGREES 11 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 195.48 FEET TO AN IRON PIN FOUND (3/8" REBAR); THENCE SOUTH 00 DEGREES 30 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 98.91 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 87 DEGREES 57 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 197.87 FEET TO AN IRON PIN SET (1/2" REBAR) AND THE TRUE POINT OF BEGINNING.

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**EXHIBIT "B"**

**EXCEPTIONS**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Drainage rights as contained in that certain Right of Way Deed from C. F. Wilbanks, L. H. Echols, et al and Paulding County, a political subdivision of the State of Georgia, filed for record October 5, 1977 at 11:50 a.m., recorded in Deed Book 8-K, Page 21, Records of Paulding County, Georgia.
3. Drainage rights as contained in that certain Right of Way Deed from B. Russell Paris, Cathie T. Serrano, et al to Paulding County, a political subdivision of the State of Georgia, dated November 30, 1989, filed for record January 4, 1990 at 3:46 p.m., recorded in Deed Book 183, Page 638, aforesaid Records.
4. Right of Way Easement from Terry E. Tibbets and Susan B. Tibbets to Greystone Power Corporation, an electric membership corporation, dated April 6, 1996, filed for record March 17, 1997 at 12:25 p.m., recorded in Deed Book 576, Page 47, aforesaid Records.
5. Those matters as disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey To TRG Paris Road, LLC, a Georgia limited liability company; Calloway Title and Escrow, LLC & First American Title Insurance Company", prepared by Technical Survey Services, Inc., bearing the seal and certification of Aubrey J. Akin, Georgia Registered Land Surveyor No. 3138, dated September 17, 2024, last revised December 4, 2024, being designated as Job No. 2024-1126, as follows:
  - (1) Power line crossing the easterly boundary line of subject property;
  - (2) Creek crossing the easterly, southerly and westerly boundary lines of subject property and traversing the southerly portion of subject property;
  - (3) Utility line crossing the easterly boundary line of subject property; and
  - (4) Fences crossing the northerly, westerly and southern boundary lines of subject property.