

DEED
Recorded 7/11/2022 11:32 PM
Jacqueline Wills
Clerk of Superior Court
Clayton County, GA
Book 13043 Page 716
Transfer Tax: \$1,500.00
Participant IDs: 1433177263

Clayton County Parcel: 13240B A005

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 22nd day of June, 2022, by and between **GEORGIAN INVESTMENT PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), and **4805 AUSTELL POWDER SPRINGS, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the real property and improvements located at **249 N. Main Street, Jonesboro, Georgia 30236** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, **IN FEE SIMPLE**, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

GRANTOR:
GEORGIAN INVESTMENT PROPERTIES, LLC

By: Mansoor Sharifali
Its: Managing Member

(Seal)

J HOOPES
NOTARY PUBLIC
Gwinnett County, Georgia
My Comm. Expires March 19, 2025

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, containing 0.040 Acre as shown on plat of survey for Diamond Pawn & Jewelry Inc. and Doris O. Sanders by Alvin E. Vaughn & Assoc., Inc., certified by A. E. Vaughn, Georgia Registered Land Surveyor Number 1629, dated November 14, 1995, revised February 25, 1996, and being more particularly described as follows:

BEGINNING at an iron pin located on the southwesterly side of Georgia Highway 3 (also known as North Main Street and having a 60 foot right of way) a distance of 121.14 feet southeasterly, as measured along the southwesterly side of said Georgia Highway 3 and along the arc of the curve to the right, from the intersection of the southwesterly side of said Georgia Highway 3 with the south side of Hanes Street [said arc being subtended by a chord of 121.07 feet as measured along a bearing of South 38 degrees 07 minutes 22 seconds East]; thence southeasterly, and continuing along the southwesterly side of said Georgia Highway 3, and along the arc of a curve to the right, a distance of 16.10 feet to an iron pin [said arc being subtended by a chord of 16.10 feet as measured along a bearing of South 34 degrees 23 minutes 34 seconds East]; thence South 58 degrees 17 minutes 29 seconds West a distance of 67.92 feet to a point; thence North 12 degrees 49 minutes 41 seconds West a distance of 41.10 feet to an iron pin; thence North 81 degrees 14 minutes 29 seconds East a distance of 58.50 feet to an iron pin located on the southwesterly side of Georgia Highway 3 and the point of beginning.

All that tract or parcel of land lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, being more particularly described as follows:

BEGINNING at the southwesterly intersection of Dixie Avenue (also known as Georgia Highway 3 and North Main Street and having a 60 foot right of way) and Hanes Street (30 foot right of way); thence South 40 degrees 43 minutes 28 seconds East along the westerly right of way of Dixie Avenue a distance of 122.00 feet to a point; thence South 84 degrees 55 minutes 41 seconds West a distance of 58.50 feet to a point; thence South 12 degrees 17 minutes 39 seconds East a distance of 134.40 feet to a point; thence North 81 degrees 22 minutes 07 seconds West a distance of 207.66 feet to a point; thence North 06 degrees 13 minutes 51 seconds East a distance of 216.67 feet to a point on the southerly right of way of Hanes Street; thence South 82 degrees 23 minutes 38 seconds East along the southerly right of way of Hanes Street a distance of 133.00 feet to its intersection with the westerly right of way of Dixie Avenue and the point of beginning.

LESS AND EXCEPT from the above-described property is that portion of said property conveyed to Doris Olivia Sanders by Quitclaim Deed dated October 14, 1996, recorded in Deed Book 2890, page 107, Clayton County Records.

DEED
Recorded 12/1/2020 4:32 AM
Jacqueline D Wills
Clerk of Superior Court
Clayton County, GA
Book 12237 Page 3
Transfer Tax: \$575.00
Participant IDs: 1433177263

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

Clayton Co. Tax Parcel: #13240B A005

LIMITED WARRANTY DEED

THIS INDENTURE, is made effective the 19th day of November, 2020, by and between ANU JOSHI, an individual (hereafter the "Grantor"), and **GEORGIAN INVESTMENT PROPERTIES, LLC**, a Georgia limited liability company (hereafter the "Grantee").

W I T N E S S E T H :

THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the property commonly known as **249 N. Main Street, Jonesboro, Georgia 30236** (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, **IN FEE SIMPLE**, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

Ham Kapadia
Witness

Anu Joshi (Seal)
ANU JOSHI

J. Hoopes
Notary Public

**J HOOPES
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMM. EXPIRES 03/19/2021**

EXHIBIT "A"

PARCEL ONE:

All that tract or parcel of land lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, being more particularly described as follows:

BEGINNING at the southwesterly intersection of Dixie Avenue (also known as Georgia Highway 3 and North Main Street and having a 60 foot right of way) and Hanes Street (30 foot right of way); thence South 40 degrees 43 minutes 28 seconds East along the westerly right of way of Dixie Avenue a distance of 122.00 feet to a point; thence South 84 degrees 55 minutes 41 seconds West a distance of 58.50 feet to a point; thence South 12 degrees 17 minutes 39 seconds East a distance of 134.40 feet to a point; thence North 81 degrees 22 minutes 07 seconds West a distance of 207.66 feet to a point; thence North 06 degrees 13 minutes 51 seconds East a distance of 216.67 feet to a point on the southerly right of way of Hanes Street; thence South 82 degrees 23 minutes 38 seconds East along the southerly right of way of Hanes Street a distance of 133.00 feet to its intersection with the westerly right of way of Dixie Avenue and the point of beginning.

LESS AND EXCEPT from the above-described property is that portion of said property conveyed to Doris Olivia Sanders by Quitclaim Deed dated October 14, 1996, recorded in Deed Book 2890, page 107, Clayton County Records.

PARCEL TWO:

All that tract or parcel of land lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, containing 0.040 Acre as shown on plat of survey for Diamond Pawn & Jewelry Inc. and Doris O. Sanders by Alvin E. Vaughn & Assoc., Inc., certified by A. E. Vaughn, Georgia Registered Land Surveyor Number 1629, dated November 14, 1995, revised February 25, 1996, and being more particularly described as follows:

BEGINNING at an iron pin located on the southwesterly side of Georgia Highway 3 (also known as North Main Street and having a 60 foot right of way) a distance of 121.14 feet southeasterly, as measured along the southwesterly side of said Georgia Highway 3 and along the arc of the curve to the right, from the intersection of the southwesterly side of said Georgia Highway 3 with the south side of Hanes Street [said arc being subtended by a chord of 121.07 feet as measured along a bearing of South 38 degrees 07 minutes 22 seconds East]; thence southeasterly, and continuing along the southwesterly side of said Georgia Highway 3, and along the arc of a curve to the right, a distance of 16.10 feet to an iron pin [said arc being subtended by a chord of 16.10 feet as measured along a bearing of South 34 degrees 23 minutes 34 seconds East]; thence South 58 degrees 17 minutes 29 seconds West a distance of 67.92 feet to a point; thence North 12 degrees 49 minutes 41 seconds West a distance of 41.10 feet to an iron pin; thence North 81 degrees 14 minutes 29 seconds East a distance of 58.50 feet to an iron pin located on the southwesterly side of Georgia Highway 3 and the point of beginning.