

DEED
Recorded 11/29/2021 3:07 PM
Jacqueline D Wills
Clerk of Superior Court
Clayton County, GA
Book 12737 Page 896
Transfer Tax: \$0.00
Participant IDs: 6215346748

After recording, return to:
STANLEY LAW FIRM
PO Box 363
Rex GA 30273
Parcel No. 05241D E010 &
05239 241002

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

THIS INDENTURE, made the 12th day of November, 2021, between

ATL PEARL LAND, LLC A/K/A ATL PEARL LAND LLC
a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

THE VIJAY GUPTA REVOCABLE TRUST & VINOD KUMAR JAIN

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 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,

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART
HEREOF FOR A MORE COMPLETE DESCRIPTION.
SAID PROPERTY BEING FURTHER IDENTIFIED AS PARCEL NOS.
05241D E010 & 05239 241002

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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 Grantor and all others claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

GRANTOR:

ATL PEARL LAND, LLC a/k/a
ATL PEARL LAND LLC
a Georgia limited liability company



Notary Public

By:  (SEAL.)
Wanda Nguyen, Manager

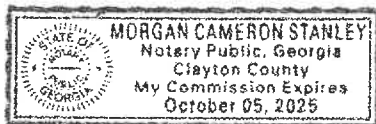


EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 241 of the 5th District of Clayton County, Georgia and being 11.272 acres designated as Tract 1 and Tract 2 on survey for Dr. Elsayh, dated December 13, 1985, by all South Engineering and Surveying Co., Inc., and being more particularly described as follows:

Beginning at an iron pin located on the Northeasterly right of way line of U.S. Highways 19 and 41 (190 foot right of way), which iron pin is located 892.45 feet Southeasterly along said Northeasterly right of way line of U.S. Highways 19 and 41 from the intersection of said Northeasterly right of way line with the Southerly right of way line of South Avenue (40 foot right of way); Run thence North 89 degrees, 14 minutes, 54 seconds East 395.77 feet to a point; Run thence North 00 degrees, 26 minutes, 23 seconds West, 167.56 feet to an iron pin; Run thence South 88 degrees, 46 minutes, 54 seconds West, 300.44 feet to an iron pin (1 inch water pipe); Run thence North 02 degrees, 38 minutes, 14 seconds East 342.82 feet to an iron pin; Run thence North 88 degrees, 42 minutes, 55 seconds East, 643.67 feet to an iron pin; Run thence South 00 degrees, 00 minutes, 36 seconds East, 790.45 feet to a point; Run thence South 73 degrees, 51 minutes, 56 seconds West, 441.72 feet to an iron pin located on the Northeasterly right of way line of U.S. Highways 19 and 41; Run thence North 40 degrees, 10 minutes, 28 seconds West along said Northeasterly right of way line a distance of 510.35 feet to an iron pin which is the point of beginning.

Subject Property Address: Tract 1 Tara Blvd. and Tract 2 Batiste Park

Parcel ID: 05241D E010 and 05239 241002

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2021 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Right of Way Deed recorded in Deed Book 11269, Page 363, Clayton County, Georgia Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. No coverage is afforded as to the exact amount of acreage contained in the property described herein.

Return Recorded Document to:
Stanley Law Firm
PO Box 363 Rex GA 30273
File No: 0024220ATLPearl File
Name: ATL Pearl Land
Parcel Nos. 05241D E010 & 05239 241002

DEED
Recorded 11/29/2021 3:07 PM
Jacqueline D Wills
Clerk of Superior Court
Clayton County, GA
Book 12737 Page 900
Transfer Tax: \$0.00
Participant IDs: 6215346748

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF CLAYTON

THIS INDENTURE, made the 12th day of November, 2021, between ATL PEARL LAND, LLC a/k/a ATL PEARL LAND LLC, as party of the first part, hereinafter called Grantor, and THE VIJAY GUPTA REVOCABLE TRUST & VINOD KUMAR JAIN, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" 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 ONE AND 00/100 DOLLARS (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee.

See Exhibit "A" attached hereto and made a part hereof.

PROPERTY ADDRESS: TRACT 1 TARA BLVD. AND TRACT 2 BATISTE PARK
PARCEL NO.: 05241D E010 and 05239 241002

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

After recording, please return to:
Brooks Mackintosh
Mackintosh Law, LLC
246 Sycamore Street, Suite 150
Decatur, Georgia 30030

DEED
Recorded 8/19/2025 12:23 PM
Chanae Q Clemons
Clerk of Superior Court
Clayton County, GA
Book 14050 Page 357
Transfer Tax: \$0.00

Parcel ID: 05241D E010 AND 05239 241002

TRUSTEE'S DEED — STATE OF GEORGIA, COUNTY OF DEKALB

THIS INDENTURE made this 14th day of August in the year Two Thousand Twenty-Five, between DEEPAK GUPTA, as Trustee of the Vijay Gupta Revocable Trust, as Grantor (as to a 50% interest), and DEEPAK GUPTA, Trustee of the Krishan Gupta Revocable Trust dated November 15, 1995, and any amendments thereto, the Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the Grantor for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** a 50% interest in:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF, FOR A MORE COMPLETE DESCRIPTION.
SAID PROPERTY BEING FURTHER IDENTIFIED AS PARCEL NOS. 05241D E010 & 05239 241002.

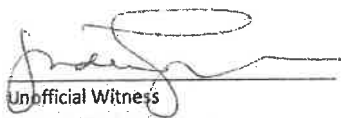
This Deed is given subject to all easements and restrictions of record, if any.

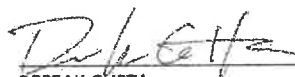
TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said **GRANTEE**, his heirs and assigns, forever in Fee Simple.

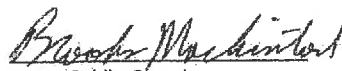
AND THE SAID GRANTOR, for the Grantor, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said **GRANTEE**, his heirs and assigns, against the **GRANTOR**.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set his hand and seal, this day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
DEEPAK GUPTA
Trustee of the Vijay Gupta Revocable Trust


Notary Public, Georgia

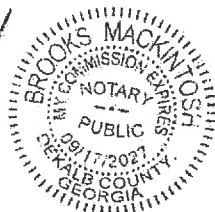


EXHIBIT C

**Certification of Trust for the
Krishan Gupta Revocable Trust
dated November 15, 1995**

Pursuant to O.C.G.A. § 53-12-280, this Certification of Trust is signed by all the currently acting Trustees of the Krishan Gupta Revocable Trust dated November 15, 1995, who declare:

1. The Grantor of the trust is Krishan Gupta. The trust is revocable by the Grantor.
2. The Trustee of the trust is Deepak Gupta.
3. The Successor Trustees of the trust are:

Upon Incapacity or Death of Krishan Gupta:

Deepak Gupta; then

Deepti Gupta-Patel.

4. The tax identification number of the trust is the Social Security number of Krishan Gupta.
5. Title to assets held in the trust will be titled as:

Deepak Gupta, Trustee of the Krishan Gupta Revocable Trust dated November 15, 1995, and any amendments thereto.
6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.

Certification of Trust for the Krishan Gupta Revocable Trust

Page 1

MACINTOSH LAW, LLC, 248 SYCAMORE STREET, SUITE 150, DECATUR, GEORGIA 30030 | (404) 793-2510

EXHIBIT B

Certification of Trust for the Vijay Gupta Revocable Trust dated November 15, 1995

Pursuant to O.C.G.A. § 53-12-280, this Certification of Trust is signed by all the currently acting Trustees of the Vijay Gupta Revocable Trust dated November 15, 1995, who declare:

1. The Grantor of the trust was Vijay Gupta, who is deceased. The trust is now irrevocable.
2. The Trustee of the trust is Deepak Gupta.
3. The Successor Trustee of the trust is Deepti Gupta-Patel.
5. Title to assets held in the trust will be titled as:

Deepak Gupta, Trustee of the Vijay Gupta Revocable Trust dated November 15, 1995, and any amendments thereto.
6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

Certification of Trust for the Vijay Gupta Revocable Trust

Page 1

MACKINTOSH LAW, LLC, 248 SYCAMORE STREET, SUITE 180, DECATUR, GEORGIA 30030 | (404) 793-2510