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3367 Rockbridge Road, Avondale Estates, GA 30002

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made the **17th day of May, 2021**, between **Kreim Avondale Estates, LLC**, a Georgia limited liability company party of the first part, and **Jungyi Nam Wesselmann** of the State of Georgia and County of DeKalb party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

All that tract or parcel of land lying and being in Land Lot 10 of the 18th District of DeKalb County, Georgia, being Lot 1 of Rammel Oaks Subdivision, as per plats recorded in Plat Book 175, Pages 85-88, and Plat Book 266, Pages 90-91, DeKalb County, Georgia records, which plats are incorporated herein and made a part hereof.

Subject to all easements and restrictions of record.

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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered this 17th
day of May, 2021 in the presence of:

[Signature]
Witness

[Signature]
Notary Public

Kreim Avondale Estates, LLC
By: [Signature]
Rashid Karaa, sole Member/Manager

My commission expires: 10/9/2023

