

FLAT SHOALS  
CITY OF ATLANTA  
ANNEXATION  
PETITION

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APR 9 '24 12:17PM

4 April 2024



ATLANTA  
GEORGIA

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APR 24 12:19PM  
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APR 24 12:18PM

4 April 2024

City of Atlanta Annexation Division  
55 Trinity Avenue  
Atlanta, GA, 30303  
Attn: City Clerk

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APR 24 12:19PM

Re: Annexation into City of Atlanta

**AREA OF ANNEXATION; Flat Shoals Rd SE, The Collection at East Lake (Lefferts Place SE and Garden Place SE) Atlanta, Georgia**

We the petitioner residents of unincorporated DeKalb County wish to be formally annexed into the city of Atlanta. The above referenced streets consist of parcels (map attached) and directly abut the city of Atlanta city limits. These parcels are currently in unincorporated DeKalb County and seek annexation into the city of Atlanta as a matter of choice.

The homes and lots are seeking annexation under the 60% method as outlined by O.G.C.A. 36-36-32. The attached map shows the boundaries of the area as well as a list of the parcels who have decided to annex into the city of Atlanta.

**THE BOUNDARIES OF THE PETITION PARCEL AS PER OUR MAP**

The boundary defined by the map created by the City of Atlanta's Planning Department is: 23.13 acres of parcels along Flat Shoals Road crossing Keystone Drive between 2118 and 2124 Flat Shoals Road SE. All the single-family homes and a single lot at 2118 Flat Shoals Road SE are zoned R-75. The is one parcel at 2021 Flat Shoals Road SE that is zoned C-1 and is leasing the land to a retailer. The Collection at East Lake, also known as the Gates of East Lake town home community, 2090 Flat Shoals Road and 2124 Flat Shoals Road SE are zoned as RSM.

**THE PROCESS AND OUR DUE DILIGENCE**

Annexation by the 60% method required the creation of a map, showing the map to each voting owner, resident voter, or land-owning non-voter, and demonstrating what parcels are to be annexed and getting their signatures on the petitions. This process has been performed as required by statute and City of Atlanta ordinance. The signatures were collected within one year.

Annexation under the 60% method is the greatest form of self-governance. In this method the residents have had a well-informed opportunity to choose which municipality they prefer to join, which is the City of Atlanta. This was the decision of more than 70% of the landowners and voters. There are also no county facilities located within these parcels.

**THE PETIONERS PRAY FOF ANNEXATION**

Lastly, this petition is not a rebuke of DeKalb County. We will continue to be great neighbors and residents of DeKalb County. We pray that the City of Atlanta would welcome us as homeowners, voters, residents, and community members.

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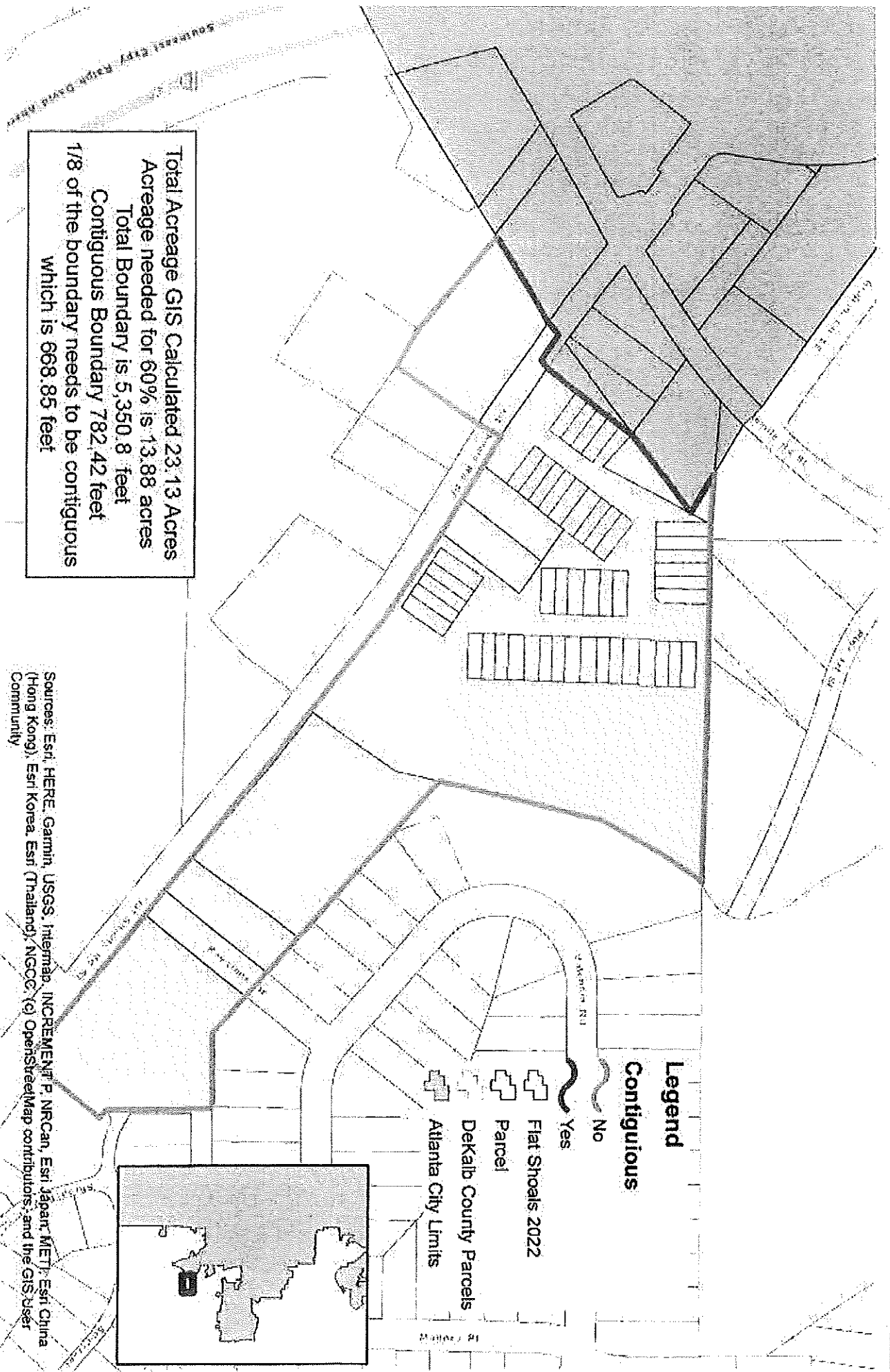
APR 24 12:18PM

**CLERICAL CORRECTIONS/CURING IF NECESSARY**

We do request that if any page of our petition is not transmitted to either the City of Atlanta or the DeKalb County Commissioner's Office , that we be notified as soon as possible to correct such error(s). We further request that if there are any issues with voters or owners' validation during the city review process and there is no county protest that we be assigned a point of contact in the city clerk's office to cure any questions to prevent rejection of the petition and needing to restart the process. We shall highlight the number of pages in the petition package for your convenience. (See attached exhibits)



Steven Jones  
(219) 743-5482  
[annexflatshoals@gmail.com](mailto:annexflatshoals@gmail.com)  
[steven.jones76@yahoo.com](mailto:steven.jones76@yahoo.com)

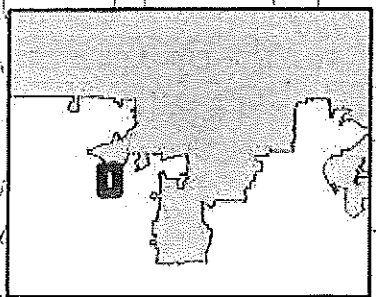


Total Acreage GIS Calculated 23.13 Acres  
 Acreage needed for 60% is 13.88 acres  
 Total Boundary is 5,350.8 feet  
 Contiguous Boundary 782.42 feet  
 1/8 of the boundary needs to be contiguous  
 which is 668.85 feet

**Legend**  
**Contiguous**

- No
- Yes
- Flat Shoals 2022
- Parcel
- DeKalb County Parcels
- Atlanta City Limits

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Jiaopai, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



THIS MAP IS PROVIDED AS A PUBLIC SERVICE. The City of Atlanta has made every effort to ensure the data accuracy, integrity and financial timeliness. The City of Atlanta is not responsible for any errors or omissions in the accuracy and/or reliability of the data and/or map products before developed. The user of the data and/or map products assumes all risks and liabilities which may arise.

Collection at East Lake Homeowners Association  
Atlanta, Georgia 30316

4 April 2024

City of Atlanta  
55 Trinity Avenue  
Atlanta, GA, 30303

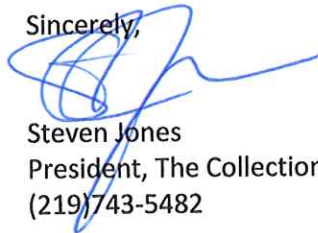
RE: Annexation of the Collection at East Lake into the City of Atlanta

My name is Steven Jones and I am the Homeowners Association (HOA) President of The Gates at Flat Shoals (Collection at East Lake).

In accordance with Article I (Annexation, Conveyance and Designation of Property), Section 1.3 (Unilateral Annexation by Declarant) and Section 1.4 (Annexation by Homeowners Association) of our community By-Laws assigns and grants me the authority to manage, supervise and control of all business and affairs for The Collection at East Lake Homeowners Association. I hereby request the following association parcels be annexed into the City of Atlanta:

Parcel Id	Acreage	Address	City	State	Zip
151 147 05 004	8.64	2030 Flat Shoals Rd SE	Atlanta	GA	30316
151 147 05 040	0.09	2118 Garden Place SE	Atlanta	GA	30316

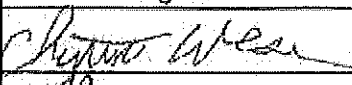
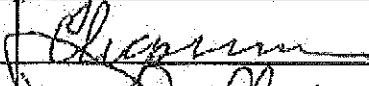

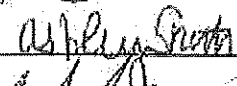

Sincerely,



Steven Jones  
President, The Collection at East Lake  
(219)743-5482


City of Atlanta Annexation Petition Form

Landowner and Voter (registered to vote and own land within area to be annexed)

Name (Print)	Address (Print)	Signature	Date
Chiquett West	2176 Lafferts Place		10-28-23
Chuna Chapman	2116 Garden Place		10-28-23
David W. Harkin	2175 Lafferts Pl.		10-30-23
Ashley Smith	2119 Lafferts Pl		10-31-23
Timothy Irving	2110 Garden Pl		10-31-23

Land Owner Only (own land with the area to be annexed)


Voter Only (registered to vote in but do not own land within area to be annexed)

Lindsay Benton	2116 Garden Place		10-28-23

City of Atlanta Annexation Petition Form

Landowner and Voter (registered to vote and own land within area to be annexed)			
Name (Print)	Address (Print)	Signature	Date
Courtney Jackson	2170 Lefferts Place <sup>Atlanta GA</sup> 30316		10-29-23
Cherlyn Johnson	2170 Lefferts Pl. Atlanta GA 30316		10-29-23
Lawrence Lee	2151 Lefferts Pl <sup>Atlanta GA</sup> 30316		11-2-23
Matthew Ross	2136 Garden Pl <sup>Atlanta GA</sup> 30316		11-2-23
Darion Johnson	2179 Lefferts <sup>Atlanta GA</sup> 30316		11-2-23
Renee Presley	2173 Lefferts Pl <sup>Atlanta GA</sup> 30316		
Fernie Eleanora	2111 Garden Place		
Eduardo Vallejo	2168 Lefferts Pl <sup>Atlanta GA</sup> 30316		
Jetta Kamaachianda	2177 Lefferts Place <sup>Atlanta GA</sup> 30316		
Land Owner Only (own Land with the area to be annexed)			
Tobisha Love	2115 Garden Place		10-28-23
Jinyang Xian	2117 Garden Pl.		10-30-23
Ron Yan	2168 Lefferts Pl <sup>Atlanta GA</sup> 30316		10-30-23
Jada Ross	2136 Garden Pl		11-2-23
Daniel Amiri	2114 Garden Pl		11-11-23
Bruce Smith Jr	2178 Lefferts Pl		11-18-23
Voter Only (registered to vote in but do not own land within area to be annexed)			
Gregory Brewer	2151 Lefferts Pl		10-29-23
Seonhee Yoon	2117 Garden Pl.		10-30-23
Alusine Kaba	2177 Lefferts Pl <sup>Atlanta GA</sup> 30316		11-5-23



**City of Atlanta Annexation Petition Form**

**Landowner and Voter (registered to vote and own land within area to be annexed)**

Name (Print)	Address (Print)	Signature	Date
Anitra L Willingham	2109 Garden Place	<i>Anitra L Willingham</i>	11/17/23
<del>Dwight Shields</del>	<del>2107 Garden Place</del>	<del>Dwight Shields</del>	<del>11/17/23</del>
Dwight Shields	2107 Garden Place Atlanta	<i>Dwight Shields</i>	11/17/23


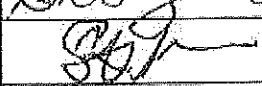
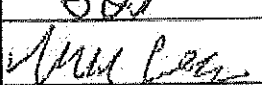
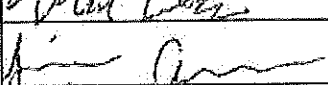
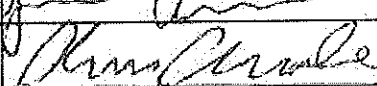
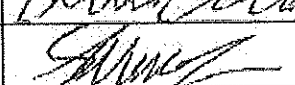
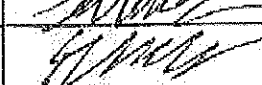

**Land Owner Only (own Land with the area to be annexed)**

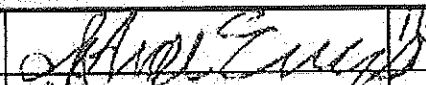
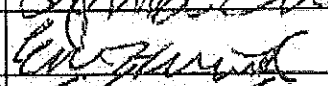
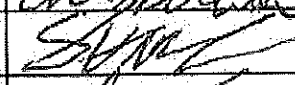
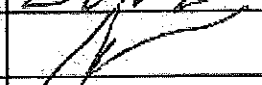
<del>Kufunya Scott</del>	<del>2107 Garden Place</del>	<del><i>Kufunya Scott</i></del>	<del>11/17/23</del>
Kufunya Scott	2107 Garden Place	<i>Kufunya Scott</i>	11/17/23

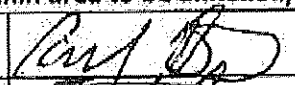

**Voter Only (registered to vote in but do not own land within area to be annexed)**

Serenity Presley	2173 Lefferts Pl	<i>Serenity Presley</i>	11/20/23
Chanya Parks	2173 Lefferts Pl	<i>Chanya Parks</i>	11/20/23

City of Atlanta Annexation Petition Form

Landowner and Voter (registered to vote and own land within area to be annexed)			
Name (Print)	Address (Print)	Signature	Date
Shelby Cash	2155 Lefferts Pl		11-5-23
STEVEN JONES	2096 GARDEN PL		11-5-23
Ricardo Ceito	2156 Garden PL		11-8-23
Jazmine Craib	2106 Garden PL		11-8-23
Aiyanna Combsong	2110 Garden PL		11-8-23
Scott Quinn	2112 GARDEN PL		11-9-23
Kyle Randall	2112 Garden PL		11-9-23
Marisa Dunn	2140 Garden Pl		11-12-23 <del>11-23-23</del>

Land Owner Only (own Land with the area to be annexed)			
Asha Evans	2138 Garden Pl.		11-9-23
Erik Henningway	2132 Garden PL		11-11-23
Scott Quinn	2112 GARDEN PL		11-11-23
Saida Khan	2100 Garden Pl.		11-2-23

Voter Only (registered to vote in but do not own land within area to be annexed)			
CAMILLE JONES	2096 Garden Pl		11-5-23
			

City of Atlanta Annexation Petition Form

Landowner and Voter (registered to vote and own land within area to be annexed)

Name (Print)	Address (Print)	Signature	Date
Russell Gregory	2164 Lafferts Place Atlanta GA	<i>Russell Gregory</i>	11-22-23
EVAN Forster	2172 Lafferts Place, 30316	<i>Evan Forster</i>	11/19/23
Nailah E. Newkirk	2145 Lafferts Place 30316	<i>Nailah E. Newkirk</i>	11/19/23

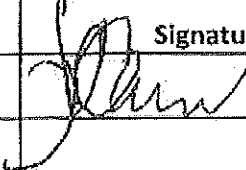
Land Owner Only (own Land with the area to be annexed)

Dylan Norris	1272 Lafferts Pl	<i>Dylan Norris</i>	11/28/23
Mikko Fletcher	2147 Lafferts Place, 30316	<i>Mikko Fletcher</i>	11/28/23

Voter Only (registered to vote in but do not own land within area to be annexed)


**City of Atlanta Annexation Petition Form**

**Landowner and Voter (registered to vote and own land within area to be annexed)**

Name (Print)	Address (Print)	Signature	Date
Kimberly Cain	2108 Garden Place		11-30-23

**Land Owner Only (own Land with the area to be annexed)**



**Voter Only (registered to vote in but do not own land within area to be annexed)**


**City of Atlanta Annexation Petition Form**

**Landowner and Voter (registered to vote and own land within area to be annexed)**

Name (Print)	Address (Print)	Signature	Date

**Land Owner Only (own Land with the area to be annexed)**

NAME Jennifer Tapia	2114 Garden PL		12/2/23

**Voter Only (registered to vote in but do not own land within area to be annexed)**


**City of Atlanta Annexation Petition Form**

**Landowner and Voter (registered to vote and own land within area to be annexed)**

Name (Print)	Address (Print)	Signature	Date

**Land Owner Only (own Land with the area to be annexed)**


**Voter Only (registered to vote in but do not own land within area to be annexed)**

Aida Lugo	2110 Flat Shoals Rd Atlanta ga #3A	Aida Lugo	10-14-23
Franky Lugo	2110 Flat Shoals Rd #3A	Franky Lugo	10-14-23
Curtis Souder	2110 Flat Shoals Rd #B9	Curtis Souder	10-14-23
Si'Diamond Skills	2110 Flat Shoals Rd Apt 18	Si'Diamond Skills	10-14-23
Jamesha Moton	2110 Flat Shoals Rd B9	Jamesha Moton	15 Oct 23
Dorquice Lewis	2110 Flat Shoals Rd #16 <sup>APT</sup>	Dorquice Lewis	10-15-23
Belinda Jones	2110 Flat Shoals Rd SE # 9	Belinda Jones	10-15-23

City of Atlanta Annexation Petition Form

**Landowner and Voter (registered to vote and own land within area to be annexed)**

Name (Print)	Address (Print)	Signature	Date

**Land Owner Only (own Land with the area to be annexed)**


**Voter Only (registered to vote in but do not own land within area to be annexed)**

Cenea Robinson	2110 Flat Shoals Apt 6	<i>Cenea Robinson</i>	10-16-23
Shirley Crockett	2110 Flat Shoals Apt 23	<i>Shirley Crockett</i>	18 Oct 23
Tiffany Glass	2110 Flat Shoals Apt 8	<i>Tiffany Glass</i>	10/19/23
Rashawn Grant	2110 Flat Shoals Apt 7	<i>Rashawn Grant</i>	10-19-23
Tosia Hagan	2110 Flat Shoals Apt 12	<i>Tosia Hagan</i>	20 Oct 23
Willie Leak	2110 flat shoals Apt 24	<i>Willie Leak</i>	10/20/23
Shannon Trudo-Love	2110 Flat Shoals Apt 23	<i>Shannon Trudo-Love</i>	20 Oct 23

**City of Atlanta Annexation Petition Form**


Landowner and Voter (registered to vote and own land within area to be annexed)			
Name (Print)	Address (Print)	Signature	Date
Synetra Mendheim	2048 Flat Shoals Rd SE, Atlanta, GA, 30316	<i>Synetra Mendheim</i>	10/27/23

Land Owner Only (own Land with the area to be annexed)			
<i>Shirley Murray</i>	<i>2054 Flat Shoals Rd Atlanta GA</i>	<i>Shirley Murray</i>	<i>11/1/23</i>

Voter Only (registered to vote in but do not own land within area to be annexed)			
Kaylan Mendheim	2048 Flat Shoals Rd SE, Atlanta, GA, 30316	<i>Kaylan Mendheim</i>	10/27/23
<i>Martine Morris</i>	<i>8110 Flat Shoals Rd Atlanta GA</i>	<i>Martine Morris</i>	<i>11/1/23</i>
<i>Joseph Cooper</i>	<i>2107 Flat Shoals Rd Atlanta GA</i>	<i>Joseph Cooper</i>	<i>11/1/23</i>



**City of Atlanta Annexation Petition Form**

Landowner and Voter (registered to vote and own land within area to be annexed)			
Name (Print)	Address (Print)	Signature	Date
Land Owner Only (own Land with the area to be annexed)			
Shaneel Lalani	2124 Flat Shoals Rd, Atlanta, GA, 30316		11/27/2023
Voter Only (registered to vote in but do not own land within area to be annexed)			

City of Atlanta Annexation Petition Form

Landowner and Voter (registered to vote and own land within area to be annexed)

Name (Print)	Address (Print)	Signature	Date

Land Owner Only (own Land with the area to be annexed)

Arthur Holloway	1008 Fayetteville Rd, Atlanta, GA, 30316	<i>Arthur Holloway</i>	10/30/2023

Voter Only (registered to vote in but do not own land within area to be annexed)






Tax Dist: 04-UNINCORPORATED  
MENDHEIM SYNETRA

2048 FLAT SHOALS RD SE

**Parcel**

Status ACTIVE  
Parcel ID 15 147 05 002  
Alt ID 219941  
Address 2048 FLAT SHOALS RD  
Unit  
City ATLANTA  
Zip Code 30316-3001  
Neighborhood 1250  
Super NBHD  
Class R3 - RESIDENTIAL LOT  
Land Use Code 101-Residential 1 family  
Living Units  
Zoning R75 - SF RES DIST  
Appraiser JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

MENDHEIM SYNETRA  
2048 FLAT SHOALS RD SE  
ATLANTA GA 30316

**Current Ownership**

Owner Co-Owner  
MENDHEIM SYNETRA

**Ownership on January 1st**

Owner Co-Owner  
MENDHEIM SYNETRA

**Exemptions**

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2022	2022	324,500	\$490.56	\$1,509.53	\$0.00	\$2,000.09
Total:					\$490.56	\$1,509.53	\$0.00	\$2,000.09

**Notices of Assessment**

15 of 22

Tax Year Notice Type Download

PARCEL: 15 147 05 001

Tax Dist: 04-UNINCORPORATED  
MURRAY SHIRLEY M

2054 FLAT SHOALS RD SE

**Parcel**

Status ACTIVE  
 Parcel ID 15 147 05 001  
 Alt ID 219932  
 Address 2054 FLAT SHOALS RD  
 Unit  
 City ATLANTA  
 Zip Code 30316-3001  
 Neighborhood 1250  
 Super NBHD  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 101-Residential 1 family  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

MURRAY SHIRLEY M  
2054 FLAT SHOALS RD SE  
ATLANTA GA 30316-3001

**Current Ownership**

Owner	Co-Owner
MURRAY SHIRLEY M	

**Ownership on January 1st**

Owner	Co-Owner
	MURRAY SHIRLEY M

**Exemptions**

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H4F	Age 65-School+Frz	2007	2006	28,320	\$1,553.42	\$137.30	\$553.54	\$2,244.26
Total:					\$1,553.42	\$137.30	\$553.54	\$2,244.26

**Notices of Assessment**

**16 of 22**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>

Tax Dist: 04-UNINCORPORATED  
HOLLOWAY ARTHUR W

1008 FAYETTEVILLE RD

**Parcel**

Status	ACTIVE
Parcel ID	15 147 05 008
Alt ID	219991
Address	1008 R FAYETTEVILLE RD
Unit	
City	ATLANTA
Zip Code	30316-
Neighborhood	1250
Super NBHD	
Class	R3 - RESIDENTIAL LOT
Land Use Code	100-Residential vacant
Living Units	
Zoning	X - UNKNOWN
Appraiser	JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

HOLLOWAY ARTHUR W  
196 SOUTH AVE SE  
ATLANTA GA 30315

**Current Ownership**

Owner	Co-Owner
HOLLOWAY ARTHUR W	

**Ownership on January 1st**

Owner	Co-Owner
	HOLLOWAY ARTHUR W

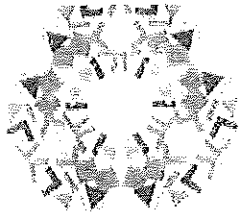
**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2021	Annual Notice	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

[Click Here To File an Appeal Online](#)

**Property Tax Information**



LALANI

Shaneel Lalani  
CEO  
Lalani Ventures

11/27/23

To: City of Atlanta, Mayors Office of Governmental  
Affairs  
Re: Flat Shoals Annexation

I am signing the attached petition as the owner of Billionaires Construction Inc. which owns the parcel of land at 2124 Flat Shoals Rd. Atlanta, GA 30316. Our parcel # is 15 141 01 001. We wish to join the Flat Shoals Annexation.

Sincerely,

Shaneel Lalani  
CEO, Lalani Ventures  
Billionaires Construction Inc.

19 of 22



**Parcel**

Status ACTIVE  
Parcel ID 15 141 01 001  
Alt ID 199745  
Address 2124 FLAT SHOALS RD  
Unit  
City ATLANTA  
Zip Code 30316-  
Neighborhood 1250  
Super NBHD  
Class R5 - RESIDENTIAL LARGE TRACT  
Land Use Code 100-Residential vacant  
Living Units  
Zoning RSM - SMALL LOT RESIDENTIAL MIX  
Appraiser JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

BILLIONAIRES CONSTRUCTION INC  
5675 JIMMY CARTER BLVD STE 109  
NORCROSS GA 30071

**Current Ownership**

Owner BILLIONAIRES CONSTRUCTION INC Co-Owner

**Ownership on January 1st**

Owner Co-Owner  
BILLIONAIRES CONSTRUCTION INC

**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>
2021	Annual Notice	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

[Click Here To File an Appeal Online](#)



[HOME \(/\)](#)

**BUSINESS SEARCH**

**BUSINESS INFORMATION**

Business Name:	<b>Billionaire's Construction Inc</b>	Control Number:	<b>17032515</b>
Business Type:	<b>Domestic Profit Corporation</b>	Business Status:	<b>Active/Compliance</b>
NAICS Code:	<b>Any legal purpose</b>	NAICS Sub Code:	
Principal Office Address:	<b>34 Peachtree Street NWa, Ste 2800, Atlanta, GA, 30303, USA</b>	Date of Formation / Registration Date:	<b>3/23/2017</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2024</b>

**REGISTERED AGENT INFORMATION**

Registered Agent Name: **Shaneel M Lalani**  
 Physical Address: **34 PEACHTREE STREET NW, Atlanta, GA, 30303, USA**  
 County: **Fulton**

**OFFICER INFORMATION**

Name	Title	Business Address
Shaneel Lalani	CEO	34 Peachtree NW, Suite 2800, Atlanta, GA, 30303, USA
SHANEEL LALANI	CFO	34 Peachtree NW, Suite 2800, Atlanta, GA, 30071, USA
SHANEEL LALANI	Secretary	34 Peachtree NW, Suite 2800, Atlanta, GA, 30303, USA

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Address	Subdivision	Name on Property Tax Records	Name on Deed Records	Book/Page Number	Does Signed Petition Name Match Tax & Deed Records	Name on Petition
2048 Flat Shoals Road	Flat Shoals	MENDHEIM SYNETRA	MENDHEIM SYNETRA	29906/407	No	Kaylan MENDHEIM
2054 Flat Shoals Rd	Flat Shoals	Shirley Murray	Deed not on file with County use Tax record	N/A	No	Shirley Murray
2096 Garden Place	Flat Shoals	Steven Jones	Deed not on file with County use Tax record	N/A	No	Camille Jones
2099 Garden Place	Flat Shoals	Steven Jones	Deed not on file with County use Tax record	N/A	No	Steven Jones
2100 Garden Place	Flat Shoals	Saïde Khan	Saïde Khan	3093/1633	Yes	Saïde Khan
2106 Garden Place	Flat Shoals	Ricardo/Jazmine Craib	Ricardo/Jazmine Craib	3052/7241	Yes	Jazzy Craib
2107 Garden Place	Flat Shoals	Dwight Shields/Kulunya Scott	Dwight Shields/Kulunya Scott	3047/039	Yes	Dwight Shields
2107 Garden Place	Flat Shoals	Dwight Shields/Kulunya Scott	Dwight Shields/Kulunya Scott	3041/029	Yes	Kulunya Scott
2108 Garden Place	Flat Shoals	Kimberly Cain	Kimberly Cain	30530/283	Yes	Kimberly Cain
2109 Garden Place	Flat Shoals	Anitra Willingham	Anitra Willingham	30409/789	Yes	Anitra Willingham
2110 Flat Shoals Rd #12	Apartments	Apartment address is 2090 Flat Shoals	Renters not decided to property	N/A	No	Tessa Hogan
2110 Flat Shoals Rd #16	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Donquea Lewis
2110 Flat Shoals Rd #18	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Jerica Cooper
2110 Flat Shoals Rd #18	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Sia Diamond Stills
2110 Flat Shoals Rd #23	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Shannon Trudo-Love
2110 Flat Shoals Rd #24	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Shirley Crockett
2110 Flat Shoals Rd #24	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Willie Leak
2110 Flat Shoals Rd #3A	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Acio Lugo
2110 Flat Shoals Rd #5	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Frankly Lugo
2110 Flat Shoals Rd #7	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Cenae Robinson
2110 Flat Shoals Rd #8	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Rashawn Grant
2110 Flat Shoals Rd #89	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Tiffany Glass
2110 Flat Shoals Rd #89	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Belinda Jones
2110 Flat Shoals Rd #89	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Curtis Souder
2110 Flat Shoals Rd #89	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Jamasha Moton
2110 Flat Shoals Rd #C21	Apartments	Unable to Locate Property Tax	Unable to Locate Deed	N/A	No	Martinez Morris
2110 Garden Place	Flat Shoals	Timothy Aiyanna Coombs-Iving	Timothy Aiyanna Coombs-Iving	30530/324	Yes	Timothy Iving
2110 Garden Place	Flat Shoals	Timothy Aiyanna Coombs-Iving	Timothy Aiyanna Coombs-Iving	30530/324	Yes	Aiyanna Coombs-Iving
2111 Garden Place	Flat Shoals	Feonie Euterio	Feonie Euterio	30408/589	Yes	Feonie Euterio
2112 Garden Place	Flat Shoals	Scott Quinn/ Kyle Randall	Scott Quinn/ Kyle Randall	30632/605	Yes	Kyle Randall
2112 Garden Place	Flat Shoals	Scott Quinn/ Kyle Randall	Scott Quinn/ Kyle Randall	30632/605	Yes	Scott Quinn
2114 Garden Place	Flat Shoals	Daniel Arnhil/ Jennifer Tapia	Daniel Arnhil/ Jennifer Tapia	30630/159	Yes	Daniel Arnhil
2114 Garden Place	Flat Shoals	Daniel Arnhil/ Jennifer Tapia	Daniel Arnhil/ Jennifer Tapia	30630/159	Yes	Jennifer Tapia
2115 Garden Place	Flat Shoals	Tabasha Love	Tabasha Love	30441/356	Yes	Tabasha Love
2116 Garden Place	Flat Shoals	Chunna Chapman	Chunna Chapman	30640/658	Yes	Chunna Chapman
2117 Garden Place	Flat Shoals	Chunna Chapman	Chunna Chapman	30640/658	Yes	Lindsay Benton
2117 Garden Place	Flat Shoals	Jinyong Yim	Jinyong Yim	30433/154	Yes	Jinyong Yim
2132 Garden Place	Flat Shoals	Erik Hennigway	Erik Hennigway	30718/203	No	Seonhee Yoon
2136 Garden Place	Flat Shoals	Jada/Matthew Ross	Jada/Matthew Ross	30849/556	Yes	Erik Hennigway
2136 Garden Place	Flat Shoals	Jada/Matthew Ross	Jada/Matthew Ross	30849/556	Yes	Jada Ross
2138 Garden Place	Flat Shoals	Asha Evans	Asha Evans	30718/357	Yes	Matthew Ross
2140 Garden Place	Flat Shoals	Marisa Dunn	Marisa Dunn	30718/357	Yes	Asha Evans
2145 Lefferts Place	Flat Shoals	Nalish Newkirk	Nalish Newkirk	30295/133	Yes	Marisa Dunn
2147 Lefferts Place	Flat Shoals	Mikko Fletcher	Mikko Fletcher	30306/530	Yes	Nalish Newkirk
2149 Lefferts Place	Flat Shoals	Ashley Smith	Deed not on file with County use Tax record	N/A	No	Ashley Smith
2151 Lefferts Place	Flat Shoals	Terrence Lee	Terrence Lee	30303/35	Yes	Gregory Brewer
2151 Lefferts Place	Flat Shoals	Shelby Cash	Deed not on file with County use Tax record	N/A	No	Terrence Lee
2155 Lefferts Place	Flat Shoals	Russell Gregory	Deed not on file with County use Tax record	N/A	No	Shelby Cash
2164 Lefferts Place	Flat Shoals	Russell Gregory	Russell Gregory	30099/602	Yes	Russell Gregory

Kaylan -Voter only

Camille -Voter Only

Brewer voter only

2168 Lefters Place	Flat Shoals	Eduardo Vallejo/ Ran Yoo	Eduardo Vallejo/ Ran Yoo	30126/733	Yes	Eduardo Vallejo	
2168 Lefters Place	Flat Shoals	Eduardo Vallejo/ Ran Yoo	Eduardo Vallejo/ Ran Yoo	30126/733	Yes	Ran Yoo	
2170 Lefters Place	Flat Shoals	Quentin/Courtney Johnson	Quentin/Courtney Johnson	30272/547	Yes	Courtney Jackson	
2170 Lefters Place	Flat Shoals	Quentin/Courtney Johnson	Quentin/Courtney Johnson	30272/547	Yes	Quentin Johnson	
2172 Lefters Place	Flat Shoals	Evan Forster / Dylan Rouchie Norris	Evan Forster / Dylan Rouchie Norris	30286/555	Yes	Dylan Norris	
2172 Lefters Place	Flat Shoals	Evan Forster / Dylan Rouchie Norris	Evan Forster / Dylan Rouchie Norris	30286/555	Yes	Evan Forster	
2173 Lefters Place	Flat Shoals	Renee Prasley (only name in Tax Records)	Taryn Parks	29889/596	No	Renee Prasley	Taryn voter only
2173 Lefters Place	Flat Shoals	Renee Prasley	Taryn Parks	29889/596	No	Serinity Prasley	Serinity voter only
2173 Lefters Place	Flat Shoals	Renee Prasley	Taryn Parks	29889/596	No	Charika Parks	Charika Voter only
2175 Lefters Place	Flat Shoals	David Houston	Deed not on file with County use Tax record	N/A	No	David Houston	
2175 Lefters Place	Flat Shoals	Chiqueta West	Deed not on file with County use Tax record	N/A	No	Chiqueta West	
2176 Lefters Place	Flat Shoals	Jetta Kaimachionde	Jetta Kaimachionde	30166/224	No	Austina (not on deed)	Austina voter only
2177 Lefters Place	Flat Shoals	Jetta Kaimachionde	Jetta Kaimachionde	30166/224	Yes	Jetta kaimachionde	
2179 Lefters Place	Flat Shoals	Bruce Smith Jr.	Bruce Smith Jr.	29925 / 00278	Yes	Bruce Smith Jr.	
2179 Lefters Place	Flat Shoals	Daron Johnson	Deed not on file with County use Tax record	N/A	No	Daron Johnson	
1008 Fayetteville Rd	Flat Shoals	Arthur Holloway	Deed not on file with County use Tax record	N/A	No	Arthur Holloway	Tax record
2124 Flat Shoals Rd	Flat Shoals	BILLIONAIRES CONSTRUCTION INC	BILLIONAIRES CONSTRUCTION INC	28838 / 00427	No	Sharnael Labari	

Parcel ID	Address	Owner	Co-Owner	Voter
15 147 05 004	2030 Flat Shoals Road	Common Area owned by HOA	** Letter from HOA President/BOD	**
15 147 05 029	2096 Garden Place	Jones, Steven Alexander	Jones, Camille (sign voter only section)	Yes
15 147 05 031	2100 Garden Place	Khan, Saida		No
15 147 05 034	2106 Garden Place	Craib, Ricardo (sign owner only)	Craib, Jazmine	Yes-Jazmine
15 147 05 055	2107 Garden Place	Shields, Dwight	Scott, Kurfunya	Yes***
15 147 05 035	2108 Garden Place	Cain, Kimberly Edris		No
15 147 05 054	2109 Garden Place	Willingham, Anita, Lakeech		Yes
15 147 05 036	2110 Garden Place	Irving, Timothy Jr	Coombs-Irving, Aiyanna Chantel	Yes-Aiyanna
15 147 05 053	2111 Garden Place	Eleutario, Feonie O		Yes
15 147 05 037	2112 Garden Place	Quinn, Scott Allen (sign owner)	Randall, Kyle	Yes-Kyle
15 147 05 038	2114 Garden Place	Amini, Daniel	Tapia, Jennifer	No
15 147 05 051	2115 Garden Place	Love, Tabrisa		No
15 147 05 039	2116 Garden Place	Chapman, Chuma (owner/voter))	Benton, Lindsay	Yes-Chuma
15 147 05 050	2117 Garden Place	Yim, Jinyong (sign owner section)	Yoon, Seonhee (sign voter only section)	Yes
15 147 05 040	2118 Garden Place	Gates At Flat Shoals LLC	** Letter from HOA President/BOD	**
15 147 05 045	2132 Garden Place	Herningway, Erik (sign owner section)		No
15 147 05 047	2136 Garden Place	Ross, Jada (sign owner section)	Ross, Matthew	Yes-Matthew
15 147 05 048	2138 Garden Place	Evans, Asha (re-sign owner section)		No
15 147 05 049	2140 Garden Place	Dunn, Marisa		Yes
15 147 05 028	2145 Lefferts Place	Newkirk, Nailah		Yes
15 147 05 027	2147 Lefferts Place	Fletcher, Mikko (sign owner section)		No
15 147 05 026	2149 Lefferts Place	Smith, Ashley Lynn		Yes
15 147 05 025	2151 Lefferts Place	Lee, Terrence Lenard	Brewer, Gregory (voter only)	Yes
15 147 05 023	2155 Lefferts Place	Cash, Shelby		Yes
15 147 05 056	2164 Lefferts Place	Russell, Gregory		Yes
15 147 05 058	2168 Lefferts Place	Vega, Eduardo Alberto Emir	Yoo, Ran	Yes-Alberto
15 147 05 059	2170 Lefferts Place	Johnson, Quentin	Jackson, Courtney	Yes-Both
15 147 05 014	2172 Lefferts Place	Forster, Evan (sign owner/voter)	Norris, Dylan Rouche	Yes -Evan
15 147 05 022	2173 Lefferts Place	Presley, Rene		Yes
	2173 Lefferts Place	Presley, Serenity Simone	voters living with Rene Presley	
	2173 Lefferts Place	Parks, Chayla Kapri	voters living with Rene Presley	
15 147 05 021	2175 Lefferts Place	Houston, David		Yes
15 147 05 016	2176 Lefferts Place	West, Chiquetta		Yes

15 147 05 020	2177 Lefferts Place	Kaimachande, Jetta	Kabira, Alusine (voter, not on title)	Yes
15 147 05 017	2178 Lefferts Place	Smith, Bruce Moore Jr		No
15 147 05 019	2179 Lefferts Place	Johnson, Darron		Yes
15 147 05 002	2048 Flat Shoals Rd	Mendheim, Synetra		Yes
15 147 05 001	2054 Flat Shoals Rd	Murray, Shirley		No
15 141 01 001	2124 Flat Shoals Rd	Billionaires Construction Inc		No
15 147 05 008	1008 Fayetteville Rd	Holloway, Arthur		No
		49 total owners signed	<b>49/61 Owners 80%</b>	
		61 total owners		

PARCELID	SITEADDRESS	OWNERNAME	ACREAGE	SIGN Y/N	AG+FILE#
15 141 01 001	2124 Flat Shoals Road Atlanta, GA 30316		3.02	Yes	3.02
15 147 05 001	2054 Flat Shoals Road Atlanta, GA 30316		0.48	Yes	0.48
15 147 05 002	2048 Flat Shoals Road Atlanta, GA 30316		0.49	Yes	0.49
15 147 05 004	2030 Flat Shoals Road Atlanta, GA 30316		9.34	Yes	9.34
15 147 05 008	1008 Fayetteville Road Atlanta, GA 30316		0.33	Yes	0.33
15 147 05 014	2172 Lefferts Place Atlanta, GA 30316	GATES AT FLAT SHOALS	0.10	Yes	0.1
15 147 05 015	2174 Lefferts Place Atlanta, GA 30316	GATES AT FLAT SHOALS	0.08		
15 147 05 016	2176 Lefferts Place Atlanta, GA 30316	GATES AT FLAT SHOALS	0.08	Yes	0.08
15 147 05 017	2178 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 018	2180 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09		
15 147 05 019	2179 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 020	2177 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 021	2175 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 022	2173 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 023	2155 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.10	Yes	0.1
15 147 05 024	2153 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09		0.09
15 147 05 025	2151 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 026	2149 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 027	2147 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 028	2145 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.10	Yes	0.1
15 147 05 029	2096 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 030	2098 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 031	2100 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 032	2102 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09		0.09
15 147 05 033	2104 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 034	2106 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 055	2107 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 035	2108 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 036	2110 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 037	2112 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 038	2114 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 039	2116 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 040	2118 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09

15 147 05 041	2120 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09		
15 147 05 042	2122 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07		
15 147 05 043	2124 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07		
15 147 05 044	2126 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08		
15 147 05 045	2132 Garden Place Atlanta, GA 30316	Collection At East Lake	0.10	Yes	0.1
15 147 05 046	2134 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08		
15 147 05 047	2136 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 048	2138 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08		
15 147 05 049	2140 Garden Place Atlanta, GA 30316	Collection At East Lake	0.10	Yes	0.1
15 147 05 050	2117 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 051	2115 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 052	2113 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09		
15 147 05 053	2111 Garden Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 054	2109 Garden Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 055	2107 Garden Place Atlanta, GA 30316	Collection At East Lake	0.08	Yes	0.08
15 147 05 056	2164 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.09	Yes	0.09
15 147 05 057	2166 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.08		
15 147 05 058	2168 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.07	Yes	0.07
15 147 05 059	2170 Lefferts Place Atlanta, GA 30316	Collection At East Lake	0.10	Yes	0.1
15 148 02 037	2090 Flat Shoals Road Atlanta, GA 30316	***	3.19		
15 148 02 173	2118 Flat Shoals Road Atlanta, GA 30316		0.71		
15 147 06 004	2021 Flat Shoals Road Atlanta, GA 30316		1.74		
<b>Total</b>			<b>23.13</b>		<b>16.66</b>
			60%		13.88

\*\*\*Apartment Complex  
 \*\*\*Voters address 2110 Flat Shoals Rd



Filed and Recorded: 1/20/2021 11:27:00 AM  
Recording Fee: \$25.00  
Prepared By:  
7503706201

**DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS,  
EASEMENTS AND CONDITIONS**

**COLLECTION AT EAST LAKE**

After recording, please return to: **Chad Henderson  
HENDERSON LEGAL LLC  
1350 Spring Street  
Suite 485  
Atlanta, Georgia 30309**

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**DECLARATION OF PROTECTIVE COVENANTS**

**COLLECTION AT EAST LAKE**

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**DECLARATION OF PROTECTIVE AND RESTRICTIVE COVENANTS**

**COLLECTION AT EAST LAKE**

THIS DECLARATION is made on this 13th day of January, 2021, by The Gates at Flat Shoals LLC, a Georgia limited liability company (the "Declarant"), its successors and assigns.

WHEREAS, Declarant is the owner of certain real property located in Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, as more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Property"); and

WHEREAS, Declarant desires to subject the Property to the provisions of this Declaration, for purposes of preserving, enhancing and protecting the value and desirability of the Property;

NOW, THEREFORE, the Property, with all improvements constructed thereon, is hereby subjected to the provisions of this Declaration.

**ARTICLE I**

**ANNEXATION, CONVEYANCE AND DESIGNATION OF PROPERTY**

1.1 Submission to Declaration. The Property, including any improvements which may be constructed thereon, shall be held, sold, transferred, conveyed, used, occupied, mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens contained herein. This Declaration shall be binding on all persons having any right, title, or interest in all or any portion of the Property now or hereafter made subject hereto, their respective heirs, legal representatives, successors and assigns, and shall inure to the benefit of every owner of all or any portion thereof. Without limiting the generality of the foregoing, this Declaration shall specifically be binding upon each owner of fee simple title to a Lot (each an "Owner" and collectively the "Owners"), each person other than an Owner who occupies all or any portion of a Lot for any period of time (an "Occupant"), each holder of a mortgage or other security interest in any one or more of the Lots (a "Mortgagee") all tenants and subtenants, guests and other invitees of any Owner or Occupant. Notwithstanding anything to the contrary herein, no Occupant or Mortgagee shall be deemed an Owner unless expressly provided herein.

1.2 Designation of Property. The Property shall be divided into Common Area, as defined in Section 2.1 below, and forty-six (46) residential Lots, as shown and depicted on the subdivision plat for The Collection at East Lake (the "Community") recorded or to be recorded in the DeKalb County land records (the "Plat"). A "Lot" shall be defined as any plot of land on the Property, with all improvements constructed on that land, which constitutes a separately delineated parcel of land as shown on the Plat. Each Lot shall be conveyed as a separately-designated and legally-described freehold estate subject to this Declaration. The ownership of each Lot shall include, and there shall pass with each Lot, as an appurtenance thereto, whether or not separately described, the membership in the Association attributed to that Lot, as described elsewhere herein. For all purposes hereof, a "Townhome" shall be defined as the residential dwelling unit constructed upon a given Lot, as shown on the Plat.

1.3 Unilateral Annexation by Declarant. As the owner thereof or, if not the owner, with the written consent of the owner thereof, Declarant shall have the unilateral right, privilege and option, for a period of ten (10) years after the recording of this Declaration, to subject all or part of any parcel of real property adjacent to the Property (the "Additional Property") to the provisions of this Declaration and the jurisdiction of the Association by filing of record an amendment to this Declaration describing the Additional Property being annexed. Any such annexation shall be effective upon the filing of record of such amendment to the Declaration, unless otherwise provided therein. Any property so annexed into the Community shall thereafter be a part of the Property as that term is defined herein. The Declarant may

unilaterally amend this Declaration to reflect the different character of any Additional Property so annexed. The rights reserved unto Declarant to subject any Additional Property to this Declaration and to the jurisdiction of the Association shall not impose any obligation upon Declarant to do so.

1.4 Annexation by Homeowners Association. The Association may annex real property to become a part of the Property subject to the provisions of this Declaration and the jurisdiction of the Association, by filing of record an amendment to the Declaration describing the property being annexed. Any such amendment shall be subject to the approval of no less than two-thirds (2/3) of the Members of the Association, the consent of the owner of the real property being annexed and, until Declarant no longer has the authority to appoint the directors and officers of the Association, subject also to the consent of the Declarant. Any such amendment to the Declaration shall be executed in recordable form by the president and the secretary of the Association, and any such annexation shall be effective upon the filing of record of such amendment to the Declaration, unless otherwise provided therein.

1.5 Conveyance of Property by Declarant to Association. The Declarant may convey to the Association personal property, improved or unimproved real property, leasehold interests, easements, or other property interests located within or adjacent to the Community. Any such conveyance shall be accepted by the Association, and the property, easement or other interests therein shall thereafter be Common Area to be maintained by the Association for the benefit of all or a part of its Members. Declarant shall not be required to make any improvements whatsoever to property to be conveyed and accepted pursuant to this Article.

## ARTICLE II COMMON AREA

2.1 Common Area Defined. For all purposes of this Declaration, the "Common Area" shall be defined as the real property, interests in real property and personal property, easements and other interests, together with any improvements located thereon, which are designated for the common use and enjoyment of the Owners of the Lots, their Occupants and guests. The Common Area shall include, without limitation, all property now or hereafter owned by the Association which is not included within the boundaries of any Lot, as shown on the Plat.

2.2 Areas Reserved for Exclusive Use of Respective Lots. Ownership of each Lot upon which is constructed a Townhome shall entitle the Owner thereof to exclusive use of those portions of the Common Area upon which are located, on the date of recording of this Declaration:

- (a) any heating and/or air conditioning units, compressors, and related components and apparatus serving such Lot which may be located beyond the boundaries thereof;
- (b) any utility meters serving the Townhome; and
- (c) any driveways, walkways, steps, stoops, landings and appurtenant fixtures and facilities, and all portions thereof, providing direct access to the Townhome; and
- (d) the fenced portion of each yard and patio area adjacent to and intended for the exclusive use of the Owners and Occupants of the Townhome.

Nothing contained in this Section 2.2 shall be construed as giving any Owner the right to locate or relocate any apparatus, fixtures or the like which are not installed as of the date his or her Lot is made subject to this Declaration.

**ARTICLE III  
ASSOCIATION MEMBERSHIP AND VOTING RIGHTS**

3.1 Homeowners Association. The Community shall be administered by the Collection at East Lake Homeowners Association, Inc., a Georgia nonprofit corporation, its successors and assigns (the "Association"), which shall be governed by the bylaws attached hereto as Exhibit B, as restated or amended from time to time (the "Bylaws"). Any person or entity who purchases a fee simple interest in and to any Lot shall automatically become a member of the Association (a "Member"), upon the closing of such purchase, and shall automatically cease to be a Member upon his, her or its transfer or sale of such Lot, whether by sale, gift, death or incompetence, foreclosure or otherwise.

3.2 Voting and Control. There shall be only one (1) membership and vote per Lot. If a Lot is owned by more than one person or by a corporate entity, partnership or the like, then the voting rights and rights of use and enjoyment shall be as provided in this Declaration and in the Bylaws. Membership shall be appurtenant to and may not be separated from ownership of any Lot. The rights and privileges of membership, including the right to vote, to serve on the Association's board of directors (the "Board") and to hold office, may be exercised by a Member or the Member's spouse, but in no event shall more than one vote be cast nor office held for each Lot owned. Any provision of this Declaration in which the vote or consent of the Owners is required shall be deemed to require majority vote of the Owners (i.e., consent of the Owners of a majority of the Lots) unless a greater or lesser number is otherwise expressly provided herein.

**ARTICLE IV  
ASSESSMENTS**

4.1 Annual Assessments. Annual assessments shall be levied equally against all Lots, except as provided in Section 4.10 below, and shall be paid in such manner and on such dates as may be fixed by the Board. The Board may allow annual assessments to be paid through monthly or quarterly installments, at the election of the Board from time to time, and the Board shall have the right to accelerate any unpaid installments in the event an Owner is delinquent. All payments shall be applied first to costs, then to late charges, then to interest and then to delinquent assessments.

4.2 Special Assessments. In addition to the other assessments authorized by this Declaration, the Association may levy special assessments from time to time. Special assessments must be approved by the Members, provided that notwithstanding anything herein to the contrary, the Board may levy one or more special assessments in any give calendar year, without the vote or approval of the Members, provided the same do not exceed the equivalent of two (2) months' installments of annual assessments per Unit. Special assessments shall be paid as determined by the Board, and the Board may permit special assessments to be paid in installments extending beyond the fiscal year in which the special assessment is imposed.

4.3 Specific Assessment. The Board may assess Owners for expenses that benefit fewer than all of the Lots, which may be specifically assessed to the Lot or Lots benefited, and for expenses incurred to bring any Lot into compliance with the standards of conduct, maintenance and repair generally prevailing in the Community. In addition, the Board shall have the authority to assess, as a specific assessment, individual Townhome utilities usage charges for water or any other utilities now or hereafter billed to the Association, based upon each Townhome's actual usage, if the same can be determined by submetering of the individual Townhomes. In addition to usage charges, the Association shall have the right to assess for any overhead or other costs of the submeters or related systems which may be maintained or installed by the Association. Likewise, if the Community now or hereafter receives a single solid waste or sanitation bill, the Association may assess the Lots for the same, based on actual usage or pro-rata, in the discretion of the Board.

4.4 Purpose of Assessment. The assessments provided in this Declaration shall be used for the common benefit and enjoyment of the Owners and Occupants of Lots, as may be authorized from time to time by the Board. The Association is hereby authorized to levy assessments for expenses incurred or anticipated to be incurred by the Association in performing its responsibilities and exercising its rights and powers under this Declaration, the Association's Articles of Incorporation and the Bylaws, specifically including, but not limited to, the following:

- (a) expenses of maintaining, repairing, replacing, improving, and operating the Common Area and other areas in the Community for which the Association has responsibility pursuant to this Declaration, the Plat, and any other applicable covenants, contracts, or agreements;
- (b) amounts due to third parties who perform such tasks on behalf of the Association, and the costs of labor, equipment, materials, management, and supervision thereof;
- (c) the cost of utilities provided by the Association to its membership, if any;
- (d) taxes, if any, imposed on the Association;
- (e) the costs of insurance, if any, incurred by the Association;
- (f) expenses of monitoring and enforcing compliance with the provisions of the Declaration;
- (g) expenses arising out of the Association's indemnification obligations;
- (h) expenses of conducting architectural reviews as provided herein;
- (i) expenses of managing the Association, including compensation of management personnel, maintaining books and records, handling Association funds, providing financial reports, and corresponding with Members;
- (j) administrative expenses such as postage, copying expense, office supplies and equipment;
- (k) legal, accounting, and other professional fees; and
- (l) such other expenses as the Board deems necessary or desirable to keep the Community in good, clean and attractive condition, to maintain and enhance property values and marketability of Lots.

4.5 Late Charges. Any assessments or other charges not paid within ten (10) days of when due shall subject the delinquent Owner to a late charge of Ten Dollars (\$10.00) or Ten Percent (10%) of the amount due, whichever is greater. In addition, if any Owner becomes more than thirty (30) days delinquent in the payment of assessments, then the amount of such delinquent assessments shall incur interest at the rate of One and One-Half Percent (1.5%) per month for each month, or portion thereof, during which the same remain unpaid. In addition, and not to the exclusion of any other remedies available at law or equity, the Association may pursue any one or more of the following remedies upon ten (10) days written notice to such Owner: (i) institute legal action against the Owner in any court of competent jurisdiction; (ii) revoke the Owner's right to pay annual assessments in periodic installments and demand that the unpaid amount of that year's annual assessments be paid in full immediately; (iii) suspend the Owner's right to vote on matters requiring a vote of the membership of the Association; and (iv) suspend the Owner's privileges to use any or all of the Common Area (unless the Owner's rights of ingress or egress would be restricted thereby).

4.6 Personal Liability and Lien for Assessments. Each Owner shall be personally liable for the portion of each assessment coming due while the Owner of a Lot, and each grantee of an Owner shall be jointly and severally liable for the assessments which are due at the time of conveyance; provided, the liability of a grantee for the unpaid assessments of its grantor shall not apply to any first Mortgagee taking title through foreclosure proceedings. In addition, all sums assessed against any Lot, Owner, or Member pursuant to this Declaration shall be secured by a lien on such Lot in favor of the Association upon filing a claim of lien in the Office of the Clerk of the Superior Court of DeKalb County. The lien shall set forth the name and address of the Association, the name of the Owner of the Lot, a description of the Lot, and cover all assessments then due or which come due until the lien is canceled of record, and any other amounts provided in this Declaration or permitted by law. The lien of the Association shall be superior to all other liens and encumbrances on such Lot, except for (a) liens for ad valorem taxes; (b) liens for all sums unpaid on a first priority mortgage or Deed to Secure Debt; (c) liens arising by virtue of any mortgage in favor of the Federal Home Loan Bank; and (d) any lien arising by virtue of any mortgage in favor of Declarant which is duly recorded in the land records of DeKalb County, Georgia. All other persons acquiring liens or encumbrances on any Lot after this Declaration is duly recorded shall be deemed to acknowledge that their liens are inferior to the lien of the Association for assessments in existence at that time or which arise in the future.

4.7 Certificate of Payment. The Association, within ten (10) business days after receiving a written request, shall furnish a certificate signed by an officer of the Association setting forth whether the assessments, other charges, and fines on a specified Lot have been paid. A properly executed certificate shall be binding upon the Association, the Board, and the Owner as of the date of issuance. The Board shall have the right to impose a reasonable charge for providing this certificate.

4.8 Annual Budget. At least twenty-one (21) days prior to each annual meeting of the Association, the Board shall prepare a budget summarizing the anticipated expenses and capital reserves of the Association for the preceding calendar year, and shall deliver copies of the same to the Members. Said budget shall take effect on the first day of the preceding calendar year unless duly disapproved by the Members at the annual meeting of the Association. If so disapproved, then the budget in effect for the current calendar year shall remain in effect until a new budget is approved at a special meeting of the Association called for such purpose in accordance with the Bylaws.

4.9 No Setoff or Deduction. No Owner may waive or otherwise exempt himself or herself from liability for the assessments provided for in this Declaration. No setoff, diminution, or abatement of any assessment shall be claimed or allowed by reason of any alleged failure of the Association to take some action, for inconvenience or discomfort arising from the making of repairs or improvements which are the responsibility of the Association, or from any action taken by the Association to comply with any law, ordinance, or with any order or directive of any municipal or other governmental authority. The obligation to pay assessments is a separate and independent covenant on the part of each Owner and is not subject to setoff.

4.10 Date of Commencement of Assessments. Assessments on each Lot shall commence upon sale of such Lot by Declarant to any third party other than a Declarant-approved builder; provided, however, under no circumstances shall assessments commence upon a Lot until issuance of a certificate of occupancy for the Townhome constructed upon such Lot. Assessments shall be adjusted according to the number of days after commencement remaining in that fiscal year.

4.11 Budget Deficits During Declarant Control. For so long as the Declarant has the authority to appoint the directors and officers of the Association, Declarant may (but shall not be required to) do any or all of the following to address deficits in the Association budget:

(a) Advance funds to the Association sufficient to satisfy the deficit, if any, between the actual operating expenses of the Association and the sum of the annual, special, and specific assessments collected by the Association in any fiscal year. Such advances shall, upon request of Declarant, be evidenced by promissory notes from the Association in favor of the Declarant. The failure of Declarant to obtain a promissory note shall not invalidate the debt.

(b) Cause the Association to borrow money from a third party at the then prevailing rates for such a loan in the local area of the Community. Declarant, in its sole discretion, may guarantee repayment of such loan, if required by the lending institution.

(c) Acquire property for, or provide services to, the Association or the Common Area. Declarant shall designate the value of the property or the services provided and such amounts, at the request of the Declarant, may be evidenced by a promissory note. Failure to obtain a promissory note shall not invalidate the obligation referred to in this Article.

4.12 Capital Contribution Due at Acquisition. Upon acquisition of record title to a Lot by each Owner other than Declarant or a Declarant-approved builder, a non-refundable contribution to the capital of the Association ("Capital Contribution") in the amount of One Thousand Two Hundred Fifty and 00/100 Dollars (\$1,250.00) shall be collected from the purchaser of the Lot by the Association at closing. Capital Contributions shall be collectible in the same manner as assessments if not paid. Capital Contributions may be used in any manner as determined from time to time by the Association, including but not limited to funding short-term or long-term reserves for the Association, general working capital, repaying loans made by the Declarant, reimbursing the Declarant for in-kind provision of services and/or costs associated with platting the Lots and Common Areas, establishing and managing the Association and preparing its governing documents, and/or helping defray the cost of working capital and/or capital repairs and maintenance of the Common Area and Lots.

## ARTICLE V MAINTENANCE OF PROPERTY

5.1 Association Maintenance and Repair. The Association shall be responsible for the following, except as provided elsewhere in this Declaration:

(a) operation, maintenance and repair of all portions of the Common Areas, including without limitation, all private roads, greenspace, walking trails, and other passive amenities areas serving the Community, all entry features and limited access gate systems, all stormwater detention facilities serving the Community, and all related facilities and equipment; and

(b) maintenance of all plants, trees and landscaping features installed upon any portion of the Community other than any fenced yard or patio area serving only one Townhome.

5.2 Owner Maintenance and Repair. All repair and maintenance of each Lot and Townhome which are not the Association's responsibility as set forth herein shall be the responsibility of the Owner thereof, who shall maintain the same in a manner consistent with prevailing standards in the Community and this Declaration. Without limiting the generality of the foregoing, except as expressly set forth in Section 5.1 above or elsewhere herein, the following shall expressly be the sole responsibility of each Owner with respect to such Owner's Lot:

(a) repair and maintenance of all exterior portions of the Townhomes, including but not limited to roofs, awnings and overhangs, exterior veneer, exterior doors and windows, decks, balconies, patios and terraces;



(b) repair and maintenance of all other exterior portions of his or her Lot, regardless of whether the same may be subject to any easements or rights-of-way in favor of other Lot owners, the Association, adjacent property owners, any governmental entity or other third party, other than any such areas which are the responsibility of the Association;

(c) repair and maintenance of all interior portions of his or her Townhome;

(d) repair and maintenance of all driveways, walkways, stairs, stoops, porches, patios, fixtures and equipment, including utility lines, pipes, wires, conduits, and systems serving only such Owner's Lot, whether installed or located within or outside the boundaries of the Lot; and

(e) regular maintenance, repair and replacement of all walls and fences, plants, trees and landscaping installed upon any portion of such Owner's Lot which is enclosed by a fence with no gate, or a locked gate, or which contains one or more outdoor pets which interfere with the Association's maintenance or repair of the same, or which is otherwise inaccessible to the Association.

5.3 Mold and Mildew. Mold and mildew can grow in any portion of the Community that is exposed to elevated levels of moisture. Each Owner shall (i) regularly inspect all portions of his or her Townhome which are visible and accessible without having to first conduct invasive testing, for the existence of mold, mildew, water intrusion and/or damage; (ii) upon discovery, immediately repair in a good and workmanlike condition the source of any water intrusion; (iii) remediate or replace any building material which has absorbed water or moisture as a result of such water intrusion; and (iv) promptly and regularly remediate all mold and/or mildew in accordance with current industry-accepted methods. In addition, each Owner and Occupant agrees to notify the Association of the discovery of mold, mildew, water intrusion and/or damage.

5.4 Discretionary Repair and Maintenance of Lots by Association. If the Board determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible, the Association may perform such maintenance, repair or replacement for the Owner at the expense of the Owner. Except in an emergency or where the circumstances otherwise prevent it, the Association shall give the Owner written notice of the Association's intent to provide such necessary maintenance, repair, or replacement. The notice shall set forth with reasonable particularity the maintenance, repair or replacement deemed necessary. The Owner shall have ten (10) days after receipt of such notice either to complete such maintenance, repair or replacement or to dispute in writing the necessity of the same. In the event that such maintenance, repair or replacement is not capable of completion within a ten (10) day period, any such work the necessity of which is not disputed by such Owner shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair or replacement at such Owner's sole cost and expense and all costs shall be deemed a specific assessment against such Owner's Lot and shall be collectible as provided elsewhere herein.

## ARTICLE VI USE RESTRICTIONS AND RULES

6.1 General. The Association, acting by and through its Board of Directors, shall have the right to make and enforce reasonable rules and regulations governing the use of the Lots and Common Areas, and to enforce such rules and regulations by fines, special assessments or otherwise, in the same manner as provided in Article IV above. Each Owner shall be responsible for ensuring that all tenants, Occupants and guests of the Owner comply with said rules and regulations, if any, and with this Declaration, with the understanding that any violation thereof by tenants, Occupants and guests may result in action by the Association against any of said persons and/or the Owner. Fines may be levied against Owners and

Occupants alike. If a fine is first levied against a tenant or Occupant and is not timely paid, the fine may then be levied against the Owner.

Regardless of whether or not any such rules and regulations are adopted by the Board, each Owner and all tenants, Occupants and guests of any Owner shall comply with the following use restrictions. Any and all rules and regulations adopted by the Board shall include the following restrictions, at a minimum, although the following may be amended pursuant to Section 12.4 below, and may be expanded upon by such rules and regulations to the extent that the same do not conflict with or contradict this Declaration, as the Board determines necessary in its reasonable discretion or as otherwise provided herein.

6.2 Permitted Business and Residential Uses. Each Townhome may be used for home-office and other non-retail business uses, as permitted by law, including applicable zoning and other like ordinances, provided that no activity is carried on by any Owner or Occupant which (i) constitutes a nuisance, including but not limited to obnoxious odors or noises, or creates a hazard to the public or other Owners and Occupants; (ii) results in a substantial increase in foot traffic or vehicular traffic upon the Property; (iii) increases the Association's insurance premiums or affects its ability to qualify for any insurance for which it would have otherwise been qualified; (iv) requires a significantly disproportionate use by the Townhome of any utility or other service which is now or may in the future be a common expense of the Association; or (v) is contrary to any rules or regulations adopted by the Association from time to time, if any. This Section 6.2 shall not apply to the use of any Townhomes by Declarant as model units, sales offices or the like.

6.3 Permitted Uses of Common Area. The Common Areas are designated for the use of all Owners, Occupants and guests of any Townhome, and no Owner, Occupant or guest shall cause or permit any use of the Common Area which is in conflict with the nature and intended uses thereof. No objects shall be placed or stored on the Common Area except by the Association or as otherwise provided herein. The Board may further restrict the use of the Common Area by properly enacted rules and regulations, and may provide for reservation of the same by Owners and Occupants. All Owners and their Occupants and guests shall use the Common Area at their own risk. Notwithstanding anything to the contrary contained herein, each portion of the Common Area described in Section 2.2 above shall be for the exclusive use of the Owners, Occupants and guests of the Townhome to which it has been designated, subject to this Declaration, the rights of other Owners, Occupants and guests to ingress and egress thereon, to the extent necessary for access to their Townhomes and/or Common Area, and any rules and regulations adopted by the Board from time to time. Under no circumstances shall the Association be liable for any loss of or damage to property which may be stored in or upon any of the Common Area.

6.4 Architectural Standards. No exterior construction, alteration, addition or enhancement of any type whatsoever shall be commenced or placed upon any part of a Lot or Common Area except that installed by the Declarant, or approved in accordance with this Article, or otherwise expressly permitted herein. No exterior construction, addition, alteration or enhancement of any kind, nor any interior construction, alteration, addition or enhancement which involves structural changes or affects the exterior appearance of the Townhome, shall be made to a Townhome by any Owner other than Declarant unless and until the following shall have been submitted in writing to and approved in writing by the Board: (a) plans and specifications showing at least the nature, kind, shape, height, color, materials and location of the same, (b) evidence that the same will be performed only by licensed and bonded contractors, and (c) copies of building permits or other evidence that the same has been approved by all agencies or authorities having jurisdiction over the same.

The Board shall have the right to approve or disapprove contractors or subcontractors who desire access to the Community for the purpose of making repairs or improvements to Townhomes, based on rules and regulations adopted by the Board from time to time, which may include, without limitation, financial stability of the contractors and/or subcontractors, history of compliance with the rules and regulations of

the Association, and other factors that may be reflective of quality and ability. Approval of a contractor or other such person shall not be unreasonably withheld. The Board may also impose insurance requirements and collect other non-refundable fees for use of the driveway other Common Areas by contractors or movers. Any construction or renovation activity in any Townhome which is detectible by sound or vibration from outside the Unit shall be permitted only between the hours of 9:00 a.m and 7:00 p.m. Each Owner and Occupant shall be responsible for their contractors' compliance with this Declaration, including but not limited to this Section 6.4.

The Board may employ architects, engineers or other persons as it deems necessary to perform its review and may, from time to time, delegate any of its rights or responsibilities hereunder to one or more of such persons, who shall have full authority to act on behalf of the Board for all matters so delegated. Written design guidelines and procedures may be adopted for the exercise of this review, which guidelines may provide for a review fee. If the Board fails to approve or to disapprove submitted plans and specifications within sixty (60) days after the plans and specifications have been submitted to it, approval will not be required, and this Article will be deemed to have been fully complied with. The Board shall be the sole arbiter of such plans and may withhold approval for any reason, including purely aesthetic considerations, and it shall be entitled to stop any construction in violation of these restrictions.

Any member of the Board or its representatives shall have the right, during reasonable hours and after reasonable notice, to enter upon any Lot to inspect for the purpose of ascertaining whether or not these persons shall not be deemed guilty of trespass by reason of such entry. In addition to any other remedies available to the Association, in the event of noncompliance with this Article, the Board may, as provided in this Declaration, record in the appropriate land records a notice of violation naming the violating Owner.

**Plans and specifications are not approved for engineering or structural design or quality of materials, and by approving such plans and specifications neither the Board, the members thereof, nor the Association assumes liability or responsibility therefore, nor for any defect in any structure constructed from such plans and specifications. Neither Declarant, the Association, the Board, nor the officers, directors, members, employees, and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any Owner of property affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every Owner agrees that such person or Owner will not bring any action or suit against Declarant, the Association, the Board, or the officers, directors, members, employees, and agents of any of them to recover any damages and hereby releases, remises, quitclaims, and covenants not to sue for all claims, demands, and causes of action arising out of or in connection with any judgments, negligence, or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands, and causes of action not known at the time the release is given.**

6.5 Private Roadways. Each Owner and Occupant shall have a non-exclusive, conditional right of access, ingress and egress for pedestrian and vehicular traffic over and upon all private roads and walkways within the Community, as shown on the Plat. At no time may any vehicles or other items or equipment be parked, stored or otherwise left unattended upon any portion of the private roadway for any length of time. No curbs, barriers, fences, or other obstructions shall be erected upon any Lot which impede or interfere in any way with the free flow of vehicular and pedestrian traffic within the Community. The Board may adopt other reasonable rules and regulations governing the use of the private roadway, and shall have the power to enforce the same and the provisions hereof by fines or special assessments, as provided in Article IV hereof, by towing or booting of vehicles, or by any other means permitted by law. Each Owner, Occupant and guest making use of the common roadway shall be solely responsible for his or her own safety and for the security of his or her vehicle and all contents thereof.

6.6. Vehicles and Garages. The term “vehicles” as used herein shall include, without limitation, motor homes, boats, trailers, motorcycles, scooters, go-carts, trucks, campers, buses, vans and automobiles. Vehicles shall not be parked on any streets within the Community. Vehicles shall not be parked on the Common Areas (except in designated parking areas, if any) nor upon any portion of a Lot other than the driveway and the garage. No tower vehicle, boat, boat trailer, recreational vehicle, motor home, mobile home, bus, truck with camper top, commercial vehicle, truck over one ton capacity, trailer, motorcycle minibike, scooter, go-cart or similar recreational vehicle shall be permitted on any Lot (or in any Common Area parking space), except in an enclosed garage, for periods longer than forty-eight (48) consecutive hours. The intent of the foregoing provision is that the aforementioned vehicles may not be stored on a Lot or the Common Area so as to break the continuity of the forty-eight (48) consecutive hours, and doing so shall not be sufficient to establish compliance with this restriction. Owners or Occupants may not use the Common Area for parking, except in designated parking spaces for purposes of using the Common Area mail kiosk, unless given written permission by the Board of Directors. Any such vehicle shall be considered a nuisance and may be removed from the Community. Trucks with mounted campers which are an Owner’s or Occupant’s primary means of transportation shall not be subject to the restrictions contained in this paragraph provided such vehicles are used on a regular basis for transportation and the camper is stored out of public view upon removal from the vehicle.

No vehicle may be parked in the driveway of any Lot by any Owner or Occupant unless he or she already has one or more vehicles parked in his or her garage. No vehicle may be parked or stored within the Community if it is unlicensed or if it is in a condition such that it is incapable of being operated upon the public highways. Any such vehicle shall be considered a nuisance and may be removed from the Community. No motorized vehicles shall be permitted on pathways or unpaved Common Areas except from public safety vehicles and vehicles authorized by the Board. This Section 6.6 shall not apply to Declarant or any Declarant-approved builder.

Garages shall be used solely for the storage of motor vehicles and other personal property, and shall under no circumstances be used for storage of any hazardous materials nor used for storage of any property or materials which create a nuisance or any hazardous condition (other than the temporary storage of household trash), which would increase the Association’s or another Owner’s insurance premiums, or which might cause the Association or any other Owner to be disqualified from any insurance for which they would have otherwise been qualified. Garage doors shall remain closed when not in use. No garage may be converted to any use, except with Board approval as provided in Section 3 above, and only if the exterior appearance of the garage will be unchanged after any such conversion.

6.7 Antennas. The installation of antennas, satellite dishes and other similar or related equipment or apparatus for the transmission and/or reception of television, radio, data or other signals shall be subject to such rules and regulations adopted from time to time by the Board. Such rules and regulations shall be enforceable as if fully set forth herein. Satellite dishes measuring greater than one (1) meter in diameter or other signal receiving or transmitting antennas and devices attached to a roof extending more than six (6) feet above the highest part of the roof of any residence are expressly prohibited. No antenna or satellite dish may be installed without prior, written approval of the Board, as well as the Declarant so long as it owns at least one Townhome. Approval of any antenna or satellite dish may include restrictions on location and visibility, so long as such restrictions do not require installation of the same in a location from which signals and transmissions cannot be received.

6.8 Roofs, Decks, Balconies and Patios. No deck, roof deck, balcony, patio or terrace may be enclosed in any manner except by the Declarant as part of the original construction of the same. No grills, outdoor fireplaces, hot tubs, jacuzzis or other such objects may be installed, placed or stored upon any roof, deck, balcony, patio or terrace in violation of the architectural controls set forth in Section 6.4 above, or in any applicable law or ordinance, including applicable building codes, zoning and fire ordinances. The

Association may adopt additional rules and regulations governing use of the decks, roof decks, patios and terraces.

6.9 Signage. No signs of any type may be installed or maintained by any Owner or Occupant upon the Common Area, the exterior portion of any Lot or Townhome, or the interior of any Townhome if visible from outside the Townhome; provided, however, that security signs measuring no more than thirty-six (36) square inches in area may be placed upon any street-level door or window of a Townhome, and For Sale and For Lease signs of customary size and appearance may be placed upon any exterior portion of a Lot. The provisions of this Section 6.9 shall not apply to Declarant or Declarant-approved builders, nor to any Mortgagee who becomes the Owner of any Lot as purchaser at a judicial or foreclosure sale conducted with respect to a first mortgage or as transferee pursuant to any proceeding in lieu thereof.

6.10 Fences. Fences and other barriers, other than like-kind replacements of the same, may only be erected and maintained, whether upon a Lot or the Common Area, by the Association. Notwithstanding anything to the contrary set forth herein, the Declarant (so long as it still owns a Lot in the Community) and the Board shall have the right to erect fencing of any type considered appropriate or desirable upon any Lot owned by Declarant and upon the Common Area. No portion of any Lot may be fenced except with such materials and in such uniform style and color as approved in writing by the Board.

6.11 Wetlands, Lakes, Ponds and Streams. Except as herein provided, all wetlands, streams, lakes, stormwater detention ponds or retention facilities within or adjacent to the Community shall be aesthetic amenities used for storm water drainage only. Neither the Association nor Declarant shall be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of any such wetlands, lakes, ponds or streams. No Owner shall have any right to place rocks, stones, trash, garbage, sewage, waste, water, rubbish, debris, ashes or other refuse in any wetlands, lakes, ponds or streams within or adjacent to the Community. Applicable governmental agencies, the Association and Declarant shall have the sole right to control the water level of any body of water located within the Community, if any, and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in and around any wetlands, lakes, ponds and streams within or adjacent to the Community. Owners shall have no riparian or littoral rights with respect to the waters in any stream within the Community and shall not be permitted to withdraw water from any wetland, lake, pond or stream within or adjacent to the Community without the prior written consent of the Board of Directors.

6.12 Animals and Pets. No more than a reasonable number of common household pets may be kept in any Townhome. No livestock, poultry or other such animals may be raised, bred, kept, or permitted in the Community, and no animals shall be kept, bred, or maintained in the Community for any commercial purpose. When outside of a Townhome, all animals shall be kept on a leash and accompanied by their owner at all times. All pets shall be registered, licensed, and vaccinated as required by law. Pets which endanger health, make objectionable noise, or constitute a nuisance or unreasonable inconvenience to other Owners or Occupants must be removed by their owner upon request of the Board. Solid animal waste must be immediately removed from the Common Area or any other Owner's Lot by the person responsible for the pet.

6.13 Trash Collection. All rubbish, trash, and garbage shall be regularly removed from each Townhome and shall not be allowed to accumulate therein. Each Owner and Occupant shall be responsible for ensuring that his or her garbage is disposed of properly, on a regular basis. Each Owner and Occupant shall be responsible for ensuring that trash receptacles are used properly, do not remain at the curb or on the driveway on trash collection days for longer than twenty-four (24) hours at a time, and are not visible from the street at any other times.

6.14 Mailboxes. The Community will be served by one or more mail kiosks or Cluster Box Units (CBU's) for delivery of mail by the United States Postal Service (USPS). No owner of a Lot within

any portion of the Community served by one or more CBU's may install or maintain a mailbox on his or her Lot, or on the exterior of any house or other structure constructed upon his or her Lot, unless expressly permitted by USPS. Unless and until such time as individual mailboxes are permitted by USPS, any and all home delivery of mail by USPS shall be to the mail kiosk or CBU serving such Lot.

6.15 Nuisance. It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt conditions. No Townhome or the Common Area shall be used, in whole or in part, for the storage of any property or thing that will cause the Community to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property.

6.16 Other. The Board may adopt additional rules and regulations, not inconsistent herewith, governing other uses of the Townhomes and Common Area which the Board, in its reasonable discretion, deems necessary or appropriate.

## ARTICLE VII INSURANCE AND CASUALTY LOSSES

7.1 Insurance on Common Area. Prior to or within thirty (30) days after Declarant's turnover of control of the Board of Directors to the Owners, the Board or a duly authorized agent of the Association shall obtain insurance for the Common Areas then owned by the Association, including all insurable improvements located thereon. This insurance shall provide, at a minimum, fire and extended coverage and, if the Board so agrees, vandalism and malicious mischief, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction from any such hazard. Alternatively, the Board may purchase "all-risk" coverage in like amounts, which may exclude improvements and betterments by Owners.

7.2 Liability Insurance. Prior to or within thirty (30) days after Declarant's turnover of control of the Board of Directors to the Owners, the Board shall obtain a general commercial liability policy applicable to the Common Area covering the Association and its members for all damage or injury caused by the negligence of the Association or any of its members or agents, and, if reasonably available, directors' and officers' liability insurance. The public liability policy shall have a combined single limit of at least One Million Dollars (\$1,000,000.00).

7.3 Premiums. Premiums for all insurance shall be common expenses of the Association. The policies may contain reasonable deductibles as determined by the Board, and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance at least equals the full replacement cost.

7.4 Other Requirements. All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association, as trustee for the respective benefited parties, as further identified below. The Board shall use its best efforts to comply with these provisions:

(a) All policies shall be written with a company authorized to do business in Georgia.

(b) Exclusive authority to settle losses under policies obtained by the Association shall be vested in the Association's Board of Directors; provided, however, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any, related thereto.

(c) In no event shall the insurance coverage obtained and maintained by the Association be brought into contribution with insurance purchased by individual Owners, Occupants or their Mortgagees, and the insurance carried by the Association shall be primary.

(d) All casualty insurance policies shall have an inflation guard endorsement and an agreed amount endorsement, if reasonably available, and all insurance policies shall be reviewed periodically.

(e) All insurance policies shall provide (1) a waiver of subrogation by the insurer as to any claims against the Association's Board of Directors, its manager, the Owners and their respective servants, agents and guests; (2) a waiver by the insurer of its rights to repair and reconstruct instead of paying cash; (3) that no policy may be canceled, invalidated or suspended on account of any one or more individual Owners; (4) that no policy may be canceled, subjected to nonrenewal, invalidated, or suspended on account of any defect or the conduct of any director, officer or employee of the Association or its duly authorized manager without prior demand in writing delivered to the Association to cure the defect or cease the conduct and the allowance of a reasonable time thereafter within which a cure may be effected by the Association, its manager, any Owner or Mortgagee; (5) that any "other insurance" clause exclude individual Owners' policies from consideration; and (6) that no policy may be canceled, subjected to nonrenewal or substantially modified without at least thirty (30) days prior written notice to the Association.

7.5 Other Policies and Bonds. In addition to the other insurance required by this Article, the Board shall obtain worker's compensation insurance, if and to the extent necessary to satisfy the requirements of applicable laws, and a fidelity bond or bonds on directors, officers, employees and other persons handling or responsible for the Association's funds, if reasonably available. If obtained, the amount of fidelity coverage shall be determined in the three (3) months' assessments plus reserves on hand. Bonds shall contain a waiver of all defenses based upon the exclusion of persons serving without compensation and may not be canceled, subjected to nonrenewal, or substantially modified without at least thirty (30) days prior written notice to the Association. The Association shall also obtain construction code endorsements, steam boiler coverage, and flood insurance, if and to the extent necessary to satisfy the requirements of the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, and the U.S. Department of Veterans Affairs or the U.S. Department of Housing and Urban Development.

7.6 Individual Insurance. By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner acknowledges that the Association only provides the types and amounts of insurance provided herein and required by law. Each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry blanket "all-risk" casualty insurance on his or her Lot and Townhome, and a liability policy covering damage or injury occurring on his or her Lot to the extent the same is not covered by insurance obtained by the Association. The casualty insurance shall cover loss or damage by fire and other hazards commonly insured under an "all-risk" policy, if reasonably available, including vandalism and malicious mischief, and shall be in an amount sufficient to cover the full replacement cost of any repair or reconstruction of the Townhome in the event of damage or destruction from any such hazard. If all-risk coverage is not reasonably available, Owners shall obtain, at a minimum, fire and extended coverage. The policies required hereunder shall be in effect at all times. Authority to adjust losses under policies obtained by an Owner shall be vested in the Owner. The losses under policies obtained by an Owner shall be vested in the Owner. The Association shall have the right, but not the obligation, at the expense of the Owner, to acquire the insurance required to be maintained by the Owner if the Owner fails to provide a valid policy to the Association with a prepaid receipt within ten (10) days after receipt by the Owner of a written request from the Association. If the Association acquires insurance on behalf of any Owner, the cost thereof shall be assessed against the Owner and the Lot as a specific assessment.

7.7 Damage and Destruction -- Insured by Association

(a) Immediately after damage or destruction by fire or other casualty to all or any portion of any improvement covered by insurance written in the name of the Association, the Board or its duly authorized agent shall proceed with the filing and adjustment of all claims arising under such insurance and obtain reliable and detailed estimates of the cost of repair or reconstruction of the damaged or destroyed property. Repair or reconstruction, as used in this Article, means repairing or restoring the property to substantially the same condition and location that existed prior to the fire or other casualty, allowing for any changes or improvements necessitated by changes in applicable building codes. If the Association determines any damage or destruction shall not be repaired or reconstructed and no alternate improvements are authorized, then the property shall be restored to a natural state and maintained as an undeveloped portion of the Community by the Association in a neat and attractive condition.

(b) Any damage or destruction to property covered by insurance written in the name of the Association shall be repaired or reconstructed unless, within sixty (60) days after the casualty, at least seventy-five percent (75%) of the total Association vote otherwise agree. If for any reason either the amount of the insurance proceeds to be paid as a result of such damage or destruction, or reliable and detailed estimates of the cost of repair or reconstruction, or both, are not made available to the Association within such period, then the period shall be extended until such information shall be made available; provided, however, such extension shall not exceed sixty (60) days. No Mortgagee shall have the right to participate in the determination of whether damage or destruction shall be repaired or reconstructed.

(c) If the damage or destruction for which the insurance proceeds are paid is to be repaired or reconstructed and such proceeds are not sufficient to defray the cost thereof, the Board shall, without the necessity of a vote of the Association's members, levy a special assessment against all Owners in proportion to the number of Lots owned by such Owners. Additional assessments may be made in like manner at any time during or following the completion of any repair or reconstruction. If the funds available from insurance exceed the costs of repair or reconstruction or if the improvements are not repaired or reconstructed, such excess shall be deposited to the benefit of the Association.

7.8 Damage and Destruction -- Insured by Owners. The damage or destruction by fire or other casualty to all or any portion of any improvement on a Lot shall be repaired by the Owner thereof within seventy-five (75) days after such damage or destruction or, where repairs cannot be completed within seventy-five (75) days, they shall be commenced within such period and completed within a reasonable time thereafter. Alternatively, the Owner may demolish all improvements on the Lot and remove all debris therefrom within seventy-five (75) days after such damage or destruction. In the event of noncompliance with this provision, the Board shall have all enforcement powers specified in this Declaration.

7.9 Insurance Deductible. The deductible for any casualty insurance policy carried by the Association shall in the event of damage or destruction, be allocated among the persons who are responsible hereunder, or under any declaration or contract requiring the Association to obtain such insurance, for maintenance of the damaged or destroyed property.

**ARTICLE VIII  
CONDEMNATION**

In the event a taking by eminent domain of any portion of the Common Area upon which improvements have been constructed, then unless within sixty (60) days after such taking the Owners shall otherwise agree, the Association shall restore or replace such improvements so taken on the remaining land



included in the Common Area to the extent lands are available therefor. The provisions of this Declaration applicable to Common Area improvements damage shall govern replacement or restoration and the actions to be taken in the event that the improvements are not restored or replaced.

## ARTICLE IX MORTGAGEE PROVISIONS

The following provisions are for the benefit of holders of first mortgages on Lots. The provisions of this Article apply to both this Declaration and the Bylaws, notwithstanding any other provisions contained therein.

9.1 Notices of Action. An institutional holder, insurer, or guarantor of a first mortgage, who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot number, therefore becoming an "eligible holder"), will be entitled to timely written notice of:

(a) any condemnation loss or casualty loss which affects a material portion of the Property or which affects any Lot on which there is a first mortgage held, insured or guaranteed by such eligible holder;

(b) any delinquency in the payment of assessments or charges owed to the Association by any Owner of a Lot subject to the mortgage of such eligible holder, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding this provision, any holder of a first mortgage, upon request, is entitled to written notice from the Association of any default in the performance by the Owner of the encumbered Lot of any obligation under this Declaration or the Bylaws which is not cured within sixty (60) days; and

(c) any lapse, cancellation or material modification of any insurance policy maintained by the Association.

9.2 No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of any portion of the Property.

9.3 Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any mortgage encumbering such Owner's Lot.

9.4 VA/HUD Approval. As long as the Declarant has the right to appoint and remove the directors of the Association and so long as the project is approved by the U.S. Department of Housing and Urban Development ("HUD"), or the U.S. Department of Veterans Affairs ("VA"), for insuring or guaranteeing any mortgage on a Lot, the following actions shall require the prior approval of the VA or HUD as applicable: annexation of additional property to the Community, except for annexation by Declarant in accordance and pursuant to a plan of annexation previously approved by the VA or HUD as applicable; dedication of any portion of the Property to any public entity; mergers and consolidations; dissolution of the Association; and material amendments of the Declaration, Bylaws or Articles of Incorporation.

9.4 Applicability of Article. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws or Georgia law for any of the acts set out in this Article.

9.5 Amendments by Declarant or Board. Should the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, HUD or VA subsequently (a) delete any of their respective requirements which necessitate the provisions of this Article or make any such requirements less stringent, or (b) add new requirements or make any existing requirements more stringent, the Declarant or the Board, without approval of the Owners, may cause an amendment to this Article to be recorded to reflect such changes.

## ARTICLE X EASEMENTS

10.1 Easements for Use and Enjoyment. In addition to the rights and easements granted by Section 2.2 above, the Owners of Lots and their Occupants, guests and invitees shall have a right and easement of ingress, egress, use and enjoyment in and to all portions of the Community designated as Common Area, which rights and easements shall be appurtenant to and shall pass with the title to each Lot. Each portion of the Common Area shall be used for its intended purposes and subject in all respects to the terms, conditions, restrictions and limitations contained herein.

10.2 Support, Repair and Maintenance Easements. Each Owner of a Townhome shall have the following rights and easements, which shall be appurtenant to and shall pass with the title to such Townhome:

(a) a non-exclusive easement of support which shall burden all portions of the Common Area and other Townhomes which support or which contribute to the support of his or her Townhome;

(b) a non-exclusive easement over and upon any portions of another Lot upon which are located any ducts, conduits, pipes, wires or other such systems or apparatus serving the Townhome;

(c) a non-exclusive easement over and upon any portion of another Lot upon which are located any utility meters, air conditioning or heating equipment, plumbing, electrical, communications or other systems or apparatus, which serve the Townhome;

(d) a non-exclusive access and maintenance easement over adjacent Lots, to the extent reasonably necessary to perform maintenance and repair of his or her Townhome, provided that exercise of this easement shall be done after reasonable notice and in an expeditious manner, and that upon completion of the work, the easement holder shall restore the easement property to its prior condition to the extent reasonably practicable; and

(e) an exclusive, permanent easement over and upon any portions of another Lot upon which are located minor encroachments of any portions of such Townhome, it being understood that in interpreting the boundaries of the Lots as described herein and as depicted on the Plat, the existing physical boundaries of the Townhomes as originally constructed shall be conclusively presumed to form the boundary line between the Lots, regardless of minor variances between the boundaries shown on the Plat and those of the Townhomes as originally constructed, and regardless of minor settling or lateral movement of the structure thereafter.

10.3 Easement for Maintenance. Declarant hereby expressly reserves a perpetual easement for the benefit of the Association across such portions of the Property, determined in the sole discretion of the Board, as are necessary to allow for the maintenance required by this Declaration. Such maintenance shall be performed with a minimum of interference to the Owners' quiet enjoyment of their respective Lots, reasonable steps shall be taken to protect such property, and damage shall be repaired by the party causing the damage at its sole expense.

10.4 Easement to Inspect and Right to Correct. Declarant reserves for itself, the Association and such other persons as it may designate, perpetual non-exclusive easements throughout the Community to the extent reasonably necessary for the purposes of access, inspecting, testing, redesigning or correcting any portion thereof, including all improvements and other structures located thereon. Declarant shall have the right to redesign or correct any part thereof. Damage caused upon any Lot resulting from the exercise of this easement or right of entry shall promptly be repaired by, and at the expense of, the party exercising the easement right.

10.5 Construction and Sale Period Easement. Notwithstanding any provisions contained in the Declaration, the Bylaws, Articles of Incorporation, use restrictions, rules and regulations, design guidelines, and any amendments thereto, until Declarant's right to subject Additional Property to this Declaration terminates, and thereafter so long as Declarant or any Declarant-approved builder owns at least one (1) Lot in the Community primarily for purpose of development or sale, Declarant reserves an easement across the Community for Declarant and any agents, representatives, contractors, builders or developers approved by Declarant to maintain and carry on development, marketing and sales activities, upon such portion of the Community as Declarant may reasonably deem necessary. This reserved easement shall include an easement for such facilities and activities which, in the sole opinion of Declarant, may be required, convenient, or incidental to the development, construction, and sales activities related to property within or near the Community. This easement shall include, without limitation:

- (a) the right of access, ingress and egress for vehicular and pedestrian traffic and construction activities over, under, on, or in any Lot or other portion of the Community;
- (b) the right to tie into any portion of the Community with driveways, parking areas and walkways;
- (c) the right to tie into or otherwise connect to and use, replace, relocate, maintain and repair any device which provides utilities or similar services, without a tap-on or any other fee for so doing;
- (d) the right to carry on sales and promotional activities in the Community;
- (e) the right to place directional and marketing signs on any portion of the Community, including any Lot or Common Area; and
- (f) the right to construct and operate business offices, construction trailers, model homes, sales and leasing offices incidental to Declarant's construction, development, sales and leasing activities.

Rights exercised pursuant to this Section 10.5 shall be exercised with a minimum of interference to the quiet enjoyment of affected property, and reasonable steps shall be taken to protect such property from damage. Any damage shall be repaired by the party causing the damage at its sole expense. This subsection shall not be amended without the Declarant's express written consent until the Declarant's rights hereunder have terminated as provided in this Declaration.

## ARTICLE XI LEASING

11.1. Definitions. For purposes of this Article XI, the term "leasing" shall mean the regular, exclusive occupancy of a Townhome by any Person other than its Owner, except that leasing shall not include occupancy by the children, parents, spouses and domestic partners of owners, the roommate of any

Owner who occupies the Townhome as his or her primary residence, or guests of any Owner for periods not to exceed fourteen (14) consecutive days.

11.2. General Prohibition of Leasing; Exceptions. Except as expressly provided elsewhere in this Article XI, the leasing of Lots or any structure thereon is prohibited. This prohibition on leasing shall not apply to any lease entered into by the Association, the Declarant (regardless of whether said lease is entered into prior to or after the expiration of the Declarant's right to appoint and remove officers and directors of the Association pursuant to the Bylaws), or any Mortgagee who becomes the owner of a Townhome through foreclosure or similar means in lieu of foreclosure. Such parties shall not be required to obtain a leasing permit, as described below, and such Townhome shall not be counted when determining the maximum number of Townhomes that may be leased in accordance with this Article XI.

11.3. Leasing Permits. Any Owner who is not delinquent in payment of assessments, or otherwise in breach of such Owner's duties hereunder, may apply to the Board for a leasing permit allowing the Owner to lease his or her Townhome. A leasing permit shall state any and all conditions set by the Board consistent herewith and shall be valid only as to the Owner applying for the same and such Owner's Townhome. Leasing permits may not be transferred or assigned to other Townhomes or their Owners, provided that they may be transferred or assigned to successors in title to the same Townhome. Nothing contained herein shall be construed as granting any authority to the Board or the Association to approve or disapprove any proposed tenant.

11.4. Request for Leasing Permit. The Board shall approve any written request for a leasing permit from the purchaser or Owner of a Townhome, so long as issuance of a leasing permit for the Townhome will not result in more than twenty percent (20%) of the Townhomes in the Community (excluding Townhomes owned by the Declarant or Mortgagee post-foreclosure) having leasing permits. In addition, the Board may issue a leasing permit to the Owner of any Townhome who would suffer a substantial hardship if denied the privilege of leasing such Owner's Townhome, in the reasonable discretion of the Board (and the Declarant, so long as Declarant owns a Lot). Any such discretionary approval or denial shall be based on the nature, degree, and likely duration of the hardship, the harm, if any, which could result to the Community by allowance of the permit, and the extent to which the number of Townhomes with current, valid leasing permits exceeds twenty percent (20%). Examples of "hardships" as contemplated hereby include, but shall not be limited to, the following: (a) the Owner dies and the Townhome is being administered by his or her estate; (b) the Owner is temporarily relocated outside of the Atlanta metropolitan area but plans to return to reside in the Townhome; and (c) the Townhome Owner is permanently relocated outside the Atlanta metropolitan area and has been unable to sell the Townhome for at least ninety percent (90%) of its fair market value after having actively marketing the Townhome for no less than six (6) months. Owners who have been denied leasing permits after written request therefor shall automatically be placed on a waiting list for a leasing permit and shall have priority over any Owner who makes a later request.

11.5. Revocation and Expiration of Leasing Permits. A leasing permit shall be automatically revoked if the Townhome for which it has been issued is not leased during any period of ninety (90) consecutive days after issuance of the permit. In addition, any leasing permit issued pursuant to a hardship shall be automatically revoked after the expiration of one (1) year after its issuance, or if during the said one-year term, the Owner is issued a leasing permit on a non-hardship basis.

11.6. Lease Terms. Any lease agreement entered into for a Townhome shall be for a term of no less than six (6) months, provided that a lease may convert to a month-to-month term after the first term of occupancy. No Townhome may be leased except in its entirety. In addition, the following provisions shall be incorporated automatically into all lease and occupancy agreements for any Townhome, whether or not the same are repeated therein:

(a) a covenant by the tenant to comply with the terms of this Declaration and all rules and regulations adopted by the Association in accordance herewith;

(b) a prohibition against any subleasing of the Townhome or assignment of the lease without prior written approval of the Board;

(c) a delegation to the Board by the Owner of the Owner's rights to enforce the terms of the lease and this Declaration against the tenant, including but not limited to the right to evict a tenant as provided by law and in the lease;

(d) a transfer to the tenant of all of the Owner's rights to use of the Common Area;

(e) an assignment to the Association of, and delegation of the right to collect payment of, all rents payable by the tenant to the Owner, to the extent of any unpaid assessments due from the Owner to the Association from time to time; and

(f) any other provisions required by law, it being the responsibility of each Owner to be familiar and to comply with all applicable laws and regulations, as well as any and all restrictions and requirements imposed by lenders having or considering a security interest in such Townhome or the Lot thereon.

11.7. Declaration, Bylaws, Rules and Regulations. It shall be the responsibility of each Owner to provide his, her or its tenants with copies of this Declaration, the Bylaws, and any Association rules and regulations adopted from time to time by the Board.

## ARTICLE XII GENERAL PROVISIONS

12.1 Enforcement. Each Owner and Occupant shall comply strictly with the Bylaws, with any rules and regulations adopted by the Board from time to time, with the covenants, conditions and restrictions set forth in this Declaration, and with any such restrictions which may be placed in the deed to such Owner's Lot. In the event of a conflict between the provisions of this Declaration and the Bylaws, or this Declaration and any deed covenants, this Declaration shall prevail. The Board may impose fines or other sanctions for violation of any of the same, which shall be collected as provided herein for the collection of assessments. Failure to comply with this Declaration, the Bylaws or the rules and regulations shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board, on behalf of the Association, or in a proper case by an aggrieved Owner. If a fine or sanction is imposed it may continue without further hearing until the violation is cured. Failure by the Association or any Owner to enforce any of the foregoing shall in no event be deemed a waiver of the right to do so thereafter. The Board shall have the right to record in the appropriate land records a notice of violation of this Declaration, Bylaws or the rules and regulations and to assess the cost of recording and removing such notice against the Owner who is responsible (or whose Occupants are responsible) for violating the foregoing.

12.2 Self-Help. In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon any Lot or any other portion of the Property to abate or remove, using such force as may be reasonably necessary as allowed by law, any structure, thing or condition which violates this Declaration, the Bylaws, the rules and regulations or the use restriction or to cutoff or read water/sewer meters serving the Property. Unless an emergency situation exists, the Board shall give the violating Owner ten (10) days written notice of its intent to exercise self-help. All costs of self-help, including reasonable attorney fees, shall be assessed against the violating Owner and shall be collected as provided for herein for the collection of assessments.

12.3 Duration. The covenants and restrictions of this Declaration shall run with the title the Property and all portions thereof, and shall inure to the benefit of and shall be enforceable by the Declarant, the Association or any Owner, their respective legal representatives, heirs, successors and assigns, for an initial period of twenty (20) years. Thereafter, this Declaration automatically shall be extended for successive periods of twenty (20) years, unless a written instrument reflecting disapproval of such renewal is executed by the then Owners of more than eighty percent (80%) of the Lots and recorded within the year immediately preceding the beginning of any such twenty (20) year renewal period.

12.4 Amendment. This Declaration may be amended only upon the consent or vote of at least two-thirds (2/3) of the Members, except for specific amendments for which a greater or lesser number of votes is required as provided elsewhere in this Declaration or the Bylaws, and if the Declarant still owns any Lot in the Community, also upon the affirmative written consent of the Declarant. In addition, so long as Declarant owns a Lot in the Community, this Declaration may be amended unilaterally by Declarant as follows, provided that no such amendment shall adversely affect the title to any Owner's Lot unless any such Owner shall consent in writing:

(a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule or regulation or judicial determination which shall be in conflict therewith;

(b) if such amendment is necessary to enable any title insurance company to issue title insurance coverage with respect to the Lots subject to this Declaration;

(c) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association, the Department of Housing and Urban Development, the Veterans Administration, or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on the Lots subject to this Declaration; or

(d) if such amendment is necessary to enable any governmental agency or private insurance company to insure or guarantee mortgage loans on the Lots subject to this Declaration

12.5 Gender and Grammar. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

12.6 Severability. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and to this end, the provisions of this Declaration are declared to be severable.

12.7 Captions. The captions are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular article or section to which they refer.

12.8 Indemnification. To the fullest extent allowed by applicable law, the Association shall indemnify every officer of the Association and director of the Association against any and all expenses, including, without limitation, attorney fees, imposed upon or reasonably incurred by any officer or director in connection with any action, suit, or other proceeding to which such officer or director may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with

respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. This indemnification shall also include attorney fees and expenses incurred in enforcing this indemnification. The Association shall maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such coverage is reasonably available.

12.9 Books and Records. This Declaration, the Bylaws, copies of rules and use restrictions, membership register, books of account, and minutes of meetings of the members of the Board and of committees shall be made available for inspection and copying by the duly appointed representative of any member and by the holders, insurers, or guarantors of first mortgages, at any reasonable time and for a purpose reasonably related to such party's interest as a member or holder, insurer, or guarantor of a first mortgage, at the office of the Association or at such other reasonable place as the Board shall prescribe. The Board shall establish reasonable rules with respect to (1) the notice to be given to the custodian of the records; (2) the hours and days of the work when such an inspection may be made; and (3) the payment of the cost of reproducing copies of such documents. In addition, every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extra copies of documents at the reasonable expense of the Association.

12.10 Financial Review. A review of the books and records of the Association shall be made annually in the manner as the Board may decide; provided, however, after having received the Board's financial statements at their annual meeting, the Owners may require that the accounts of the Association be audited as a common expense by a certified public accountant. Upon written request of any institutional holder of a first mortgage and upon payment of all necessary costs, such holder shall be entitled to receive a copy of audited financial statements within ninety (90) days of the date of the request.

12.11 Notice of Sale or Acquisition. In the event an Owner sells such Owner's Lot, the Owner shall give to the Association, in writing, prior to the effective date of such sale, the name of the purchaser of the Lot and such other information as the Board may reasonably require. Upon acquisition of a Lot, each new Owner shall give the Association, in writing, the name and mailing address of the Owner and such other information as the Board may reasonably require.

12.12 Agreements. Subject to the prior approval of Declarant (so long as Declarant owns a Lot) all agreements and determinations, including settlement agreements regarding litigation involving the Association, lawfully authorized by the Board shall be binding upon all Owners, their heirs, legal representatives, successors, assigns and others having an interest in the Property or the privilege of possession and enjoyment of any part of the Property.

12.13 Implied Rights. The Association may exercise any right or privilege given to it expressly by the Declaration, the Bylaws, the Association's articles of incorporation, any use restrictions or rule and every other right or privilege reasonably to be implied from the existence of any right or privilege given to it therein or reasonably necessary to effectuate any such right or privilege.

12.14 Variances. Notwithstanding anything to the contrary contained herein, the Declarant and the Board or its designee shall be authorized to grant individual variances from any of the provisions of this Declaration, the Bylaws, and any rule, regulation or use restriction adopted pursuant thereto if it determines that waiver of application or enforcement of the provision in a particular case would not be inconsistent with the overall scheme of development for the Community.


12.15 Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by no fewer than eighty percent (80%) of the Owners. This Article shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens); (b) the imposition and collection of assessments as provided in this Declaration; (c) proceedings involving challenges to ad valorem taxation; or (d) counterclaims brought by the Association in proceedings against it. This Article shall not be amended during the time period when Declarant owns any Lot for development or sale, unless such amendment is made by the Declarant.

12.16 Security. The Declarant or the Association may, from time to time, provide measures of security on the Property, including limited access gates and building access systems. However, neither the Declarant nor the Association is a provider of security, and neither of said parties shall have any duty to provide security in the Community. The obligation to provide security lies solely with each Owner and Occupant individually. Neither the Declarant nor the Association shall be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken, if any.

IN WITNESS WHEREOF, the undersigned hereby execute this instrument under seal the day and year first above written.

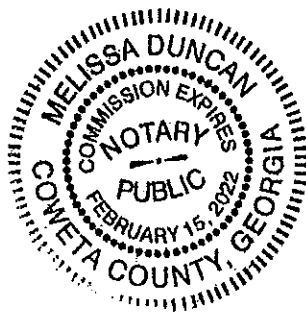
**THE GATES AT FLAT SHOALS LLC**

Signed, sealed and delivered  
in the presence of:

 (SEAL)  
By: Brent Benson,  
its Managing Member

  
Unofficial Witness

  
Notary Public





**EXHIBIT "A"**

**Property Subject to Declaration**

All that tract or parcel of land lying and being in land lot 147 & 148 of the 15<sup>th</sup> Land District of DeKalb County, Georgia; being more particularly described as follows:

Beginning at a point located on the Northeastern side of Flat Shoals Road (50' R/W), 250.0 feet east from the corner of Fayetteville Road, and the intersection of Flat Shoals Road, and run thence North 35°13'33" East a distance of 200 feet to a 0.5" RBF; run thence South 55°15'26" East a distance of 75.09 feet to an Angle Iron; run thence North 34°44'29" East a distance of 244.60 feet to a 1" CTP; continue thence North 89°34'48" East a distance of 87.37 feet to 0.5" RBF, run thence North 89°46'53" East a distance of 149.00 feet to 0.5" RBF, run thence South 89°56'37" East a distance of 9.69 feet to 0.5" RBF, run thence South 89°56'37" East a distance of 400.72 feet to a point, run thence South 45°20'07" West a distance of 10.18 feet to a point, run thence South 34°00'22" West a distance of 83.32 feet to a point, run thence South 29°13'37" West a distance of 134.77 feet to a point, run thence South 13°28'05" West a distance of 109.24 feet to a point, run thence South 13°17'39" West a distance of 221.83 feet to a point, run thence South 12°12'42" West a distance of 77.92 feet to a point, run thence South 25°23'55" West a distance of 186.23 feet to a point located on the Northern Right of Way of Flat Shoals Road, run thence northwesterly along Northern Right of Way of Flat Shoals Road North 52°37'50" West a distance of 48.00 feet to a point, run thence along said Right of Way of Flat Shoals Road North 52°37'50" West a distance of 179.80 feet, run thence along said Right of Way of Flat Shoals Road North 57°16'08" West a distance of 139.50 feet to 1" OTP, run thence along said Right of Way of Flat Shoals Road North 59°14'00" West a distance of 60.00 feet to a point, thence leaving said Right of Way of Flat Shoals Road run North 35°27'07" East a distance of 184.52 feet to 1" OTP, run thence North 54°45'14" West a distance of 99.60 feet to a point, run thence North 54°45'14" West a distance of 50.00 feet to a 1" OTP, run thence South 35°19'43" West a distance of 199.75 feet to a 0.5" RBS located on the Northern Right of way of Flat Shoals Road, run thence Northwesterly along northern Right of Way of Flat Shoals Road following a curve to the right having an arc distance of 149.95 feet to a point, said arc having a radius of 1462.80 feet and being subtended by a chord bearing North 58°44'23" West and distance of a distance of 149.88 feet to 0.5" RBF, run thence Northwesterly along northern Right of Way of Flat Shoals Road following a curve to the right having an arc distance of 75.00 feet to a point, said arc having a radius of 3088.15 feet and being subtended by a chord bearing North 55°49'45" West and distance of a distance of 75.00 feet to the True Point of Beginning.

Being all that property shown as Tract I, Tract II, Tract III, Tract IV and Tract V on that certain ALTA/NSPS prepared for Renasant Bank and Chicago Title Insurance Company by Hughes-Ray Company, Inc., dated February 13, 2020, signed by Aaron M. McCullough, GA RLS# 2990, Drawing No. H17207 SU, and Job No. H17207.

**EXHIBIT "B"**

**BYLAWS**

**OF**

**COLLECTION AT EAST LAKE HOMEOWNERS ASSOCIATION, INC.**

**BYLAWS**

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BYLAWS  
OF  
COLLECTION AT EAST LAKE HOMEOWNERS ASSOCIATION, INC.

ARTICLE I - MEMBERSHIP

**Section 1. Name.** The name of the nonprofit corporation governed hereby shall be Collection at East Lake Homeowners Association, Inc. (the "Association").

**Section 2. Membership.** The Members of the Association shall be those persons who are determined to be members in accordance with Article III, Section 1 of the Declaration of Protective and Restrictive Covenants, Easements and Conditions for Collection at East Lake (the "Declaration") for the residential community known as Collection at East Lake in DeKalb County, Georgia (the "Community"), and to be filed for record in the Office of the Clerk of the Superior Court of DeKalb County, Georgia, as such Declaration may be amended from time to time. All capitalized terms used in these Bylaws shall have the same meaning as set forth in the Declaration unless otherwise defined herein.

ARTICLE II - MEETINGS OF MEMBERS

**Section 1. Place of Meetings.** Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as may be designated by the Board, either in the Community or as convenient thereto as possible and practical.

**Section 2. First Meeting and Annual Meetings.** An annual or special meeting shall be held within one (1) year from the date the Declaration is recorded. Annual meetings shall be set by the Board so as to occur no later than sixty (60) days prior to the close of the Association's fiscal year.

**Section 3. Special Meetings.** The President may call a special meeting of the Association upon his or her own initiative. In addition, it shall be the duty of the President to call a special meeting if so directed by resolution of the Board or upon a petition signed by at least fifteen percent (15%) of the total eligible Association vote (the consent of the Declarant shall not be required). The notice of any special meeting shall state the date, time, and place of such meeting and purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

**Section 4. Notice of Meetings.** It shall be the duty of the Secretary to mail or to cause to be delivered to the Owner of each Lot (as shown in the records of the Association) a notice of each annual or special meeting of the Association, stating the time and place where it is to be held, and if a special meeting, the purpose or purposes of the meeting. If an Owner wishes notice to be given at an address other than the address for his or her Lot, the Owner shall designate by notice in writing to the Secretary such other address. The mailing or delivery of a notice of meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than seven (7) days nor more than forty-five (45) days before any special meeting, and not less than thirty (30) days nor more than forty-five (45) days before each annual meeting.

**Section 5. Waiver of Notice.** Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Association, either before or after such meeting. Attendance at a meeting by a Member, whether in person or by proxy, shall be deemed waiver by such Member of notice of the time, date and place thereof, unless such Member specifically objects to lack of proper notice at the time the meeting is called to order.

**Section 6. Adjournment of Meetings.** If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

**Section 7. Voting.** The voting rights of the Members shall be as set forth in the Articles of Incorporation and the Declaration, and such voting rights are specifically incorporated herein.

**Section 8. Proxies.** At all meetings of the Association, each Member may vote in person or by proxy. All proxies shall be in writing, dated, and filed with the Secretary before the appointed time of each meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of such Member's Lot, or upon receipt of notice by the Secretary of the death or judicially-declared incompetence of a Member, or of written revocation, or upon the expiration of eleven (11) months from the date of the proxy.

**Section 9. Quorum.** The presence, in person or by proxy, of twenty-five percent (25%) of the total eligible Association vote shall constitute a quorum at all meetings of the Association. The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum.

**Section 10. Action Without a Formal Meeting.** Any action that may be taken at a meeting of the Members may be taken without a meeting by written consent, provided that (a) each consent sets forth with specificity the action so taken, (b) signed consents are received by Members who collectively hold the voting power which would be required to pass such action if a meeting were held on the signature date of the last required consent, and (c) such action is consented to by the Declarant, if required. Such action shall be effective upon receipt by the Association of a sufficient number of consents executed by current Members unless a later effective date is specified therein. Each signed consent shall be delivered to the Association and shall be included in the minutes of meetings of Members filed in the permanent records of the Association.

### ARTICLE III - BOARD OF DIRECTORS

**Section 1. Governing Body: Composition.** The affairs of the Association shall be governed by a Board of Directors. Except as provided in Section 2 of this Article, each director must reside in the Community and must be an Owner or the spouse or cohabitant of an Owner; provided, however, that no person may serve on the Board concurrently with any other person who is the Owner, or the spouse or cohabitant of the Owner, of the same Lot as that person. For purposes of this Article III, the "cohabitant" of an Owner shall mean someone who occupies that Owner's Lot as his or her primary residence on an indefinite basis.

**Section 2. Directors Appointed by Declarant.** The Declarant shall have the right to appoint and remove directors and officers of the Association until such time as the first of the following events shall occur: (a) the expiration of ten (10) years after the date of recording of the Declaration; (b) after all of the Lots shall have been conveyed to persons who are not the Declarant or a party to whom Declarant rights may be assigned; or (c) the surrender by Declarant in writing of the authority to appoint and remove directors and officers of the Association. The directors and officers selected by the Declarant need not be Owners or residents in the Community.

**Section 3. Number of Directors.** During the period of Declarant control of the Board, as set forth in Section 2 above, the Board shall be composed of only one (1) director selected by the Declarant. Thereafter, the Board shall be composed of three (3) directors.

**Section 4. Nomination of Directors.** Elected directors shall be nominated from the floor, or by a nominating committee if such a committee is established by the Board. All candidates shall have a reasonable opportunity to communicate their qualification to the Members and to solicit votes.

**Section 5. Election and Term of Office.** Directors selected by Declarant shall hold office until removed by the Declarant or the selection of new directors by the Members after expiration of the period set forth in Section 2 above. Directors other than those selected by Declarant shall be elected and hold office as follows:

(a) After the Declarant's right to appoint directors and officers terminates, the Association shall call a special meeting to be held at which Members shall elect a Board. Thereafter, directors shall be elected at each annual meeting of the Association. All eligible Members of the Association shall vote on all directors to be elected, and the candidate(s) receiving the most votes shall be elected.

(b) Initially, the term of two directors shall be fixed at one (1) year and the term of the third director shall be fixed at two (2) years. At the expiration of the initial term of office of each respective director, a successor shall be elected to serve for a term of two (2) years. Each director shall hold office until his or her successor shall have been elected by the Association.

**Section 6. Removal of Directors.** At any regular or special meeting of the Association duly called, any director may be removed, with or without cause, by a majority of the total eligible Association vote and a successor may then and there be elected to fill the vacancy thus created. A director whose removal has been proposed by the Members shall be given at least ten (10) days' notice of the calling of the meeting and the purpose thereof and shall be given an opportunity to be heard at the meeting. Additionally, any director who has three (3) consecutive absences from Board meetings or who is delinquent in the payment of an assessment for more than thirty (30) days may be removed by the remaining directors at a meeting. This Section shall not apply to directors appointed by Declarant.

**Section 7. Vacancies.** Vacancies in the Board of Directors caused by any reason other than removal of a director pursuant to Section 6 above, shall be filled by the remaining directors at any meeting of the Board. Each person so selected shall serve the unexpired portion of the term of his or her predecessor.

**Section 8. Committees.** Committees may be formed by the Board of Directors to perform such tasks and to serve for such periods as may be designated by the Board or as required by the Declaration. Each committee shall be composed and shall operate in accordance with the terms of the resolution of the Board designating the committee or other rules adopted by the Board.

**Section 9. Powers.** The Board shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law, may do all acts and things as are not by the Declaration, the Articles of Incorporation, or these Bylaws directed to be done and exercised exclusively by the Members. In addition to the duties imposed by these Bylaws or by any resolution of the Association that may hereafter be adopted, the Board shall have the power to and be responsible for the following, by way of explanation but not limitation:

(a) Preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the common expenses;

- (b) Making assessments to defray the common expenses, establishing the means and methods of collecting such assessments;
- (c) Providing for the operation, care, upkeep, and maintenance of all areas which are the maintenance responsibility of the Association;
- (d) Designing, hiring, and dismissing the personnel necessary for the operation of the Association and, where appropriate, providing for the compensation of such personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;
- (e) Collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association;
- (f) Making and amending use restrictions and rules and regulations;
- (g) Opening of bank accounts on behalf of the Association and designating the signatories required;
- (h) Enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it, and bring any proceedings which may be instituted on behalf of or against the Members concerning the Association;
- (i) Obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;
- (j) Paying the cost of all services rendered to the Association or its Members which are not directly chargeable to Owners;
- (k) Borrowing money, without the approval of the Members of the Association, in furtherance of its duties hereunder;
- (l) Keeping books with detailed accounts of the receipts and expenditures affecting the Association and its administration, and specifying the maintenance and repair expenses and any other expenses incurred; and
- (m) Contracting with any person for the performance of various duties and functions.

#### **ARTICLE IV - MEETINGS OF THE BOARD**

**Section 1. Regular Meetings.** Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the directors, provided at least one (1) such meeting shall be held during each fiscal year, immediately following the annual meeting of the Members. Notice of the regular schedule shall constitute sufficient notice of such meetings.

**Section 2. Special Meetings.** Special meetings of the Board of Directors shall be held when requested by the President or any two (2) directors. The notice shall specify the time and place of the meeting and the nature of any special business to be considered. The notice shall be given to each director by one of the following methods: (a) by personal delivery; (b) written notice by first class mail, postage prepaid; or (c) by commercial delivery service to such director's home or office. All such notices shall be given or sent to the director's address or telephone number as shown on the records of the Association. Notices sent by first class mail or commercial delivery shall be sent at least four (4) days before the time



set for the meeting. Notices given by personal delivery shall be given at least forty-eight (48) hours before the time set for the meeting.

**Section 3. Waiver of Notice.** The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be valid as though taken at a meeting duly held after regular call and notice, if (a) a quorum is present, and (b) either before or after the meeting, each of the directors not present signs a written waiver of notice, a consent to holding the meeting, or an approval of the minutes. The waiver of notice or consent need not specify the purpose of the meeting. Notice of a meeting shall also be deemed given to any director who attends the meeting without protesting before or at its commencement about the lack of adequate notice.

**Section 4. Quorum of Board of Directors.** At all meetings of the Board, a majority of the directors shall constitute a quorum for the transaction of business, provided that the votes of a majority of the directors, present or absent, shall be required to approve a decision of the Board.

**Section 5. Compensation.** No director or officer shall receive any compensation from the Association for acting as such.

**Section 6. Open Meetings.** All meetings of the Board shall be open to all Members, but Members other than directors may not participate in any discussion or deliberation unless expressly so authorized by the Board. However, the Board may adjourn a meeting and reconvene in private to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, and order of business of a similar nature. The nature of any and all business to be considered in private shall first be announced in open session.

**Section 7. Action Without a Formal Meeting.** Any action that may be taken at a meeting of the directors may be taken without a meeting if one or more consents, in writing, setting forth the action so taken, shall be signed by a majority of the directors and delivered to the Association for inclusion in the minutes for filing in the corporate records.

**Section 8. Telephonic Participation.** One or more directors may participate in and vote during any regular or special meeting of the Board by telephone conference call or similar communication equipment by means of which all persons participating in the meeting can hear each other at the same time and those directors so participating shall be present at such meeting. Any such meeting at which a quorum participates shall constitute a meeting of the Board.

## ARTICLE V - OFFICERS

**Section 1. Officers.** The officers of the Association shall be a President, Secretary, and Treasurer. No offices may be held by the same person except during the period of Declarant control of the Board, as set forth in Article III, Section 2 above. The officers shall be elected from among the members of the Board. The Board may appoint such other officers, including one or more Vice Presidents, Assistant Secretaries, or Assistant Treasurers, as it shall deem desirable.

**Section 2. Election, Term of Office, and Vacancies.** Except during the period in which the Declarant has the right to appoint the officers of the Association under Article III, Section 2 of these Bylaws, the officers of the Association shall be elected annually by the Board at the first meeting of the Board following each annual meeting of the Members. A vacancy in any office arising because of death, resignation, removal, or otherwise may be filled by the Board for the unexpired portion of the term.

**Section 3. Removal.** Any officer may be removed by the Board whenever, in their judgment, the best interests of the Association will be served thereby.

**Section 4. President.** The President shall be the chief executive officer of the Association and shall preside at all meetings of the Association and of the Board. The President shall have all the general powers and duties which are incident to the office of the president of a corporation organized under the Georgia Nonprofit Corporation Code.

**Section 5. Vice President.** The Vice President, if any, shall act in the President's absence and shall have all powers, duties, and responsibilities provided for the President when so acting.

**Section 6. Secretary.** The Secretary shall keep the minutes of all meetings of the Association and of the Board of Directors and shall have charge of such books and papers as the Board may direct and shall, in general, perform all duties incident to the office of the secretary of a corporation organized under the Georgia Nonprofit Corporation Code. In addition, if the Association has no Vice President, the Secretary shall act in the President's absence and shall have all powers, duties and responsibilities provided for the President when so acting.

**Section 7. Treasurer.** The Treasurer shall have the responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, for preparing all required financial statements and tax returns, and for the deposit of all monies and other valuable effects in the name of the Association or the managing agent in such depositories as may from time to time be designated by the Board.

**Section 8. Resignation.** Any officer may resign at any time by giving written notice to the Board of Directors. Such resignation shall take effect on the date of the receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

## ARTICLE VI - INDEMNIFICATION

**Section 1. General.** The Association may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he or she is or was a director, officer, committee member, employee or agent of the Association, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit or proceeding if he or she acted in a manner reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in a manner which he or she reasonably believed to be in, or not opposed to, the best interests of the Association, or with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

**Section 2. Derivative Actions.** The Association may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that he or she is or was a director, officer, committee member, employee or agent of the Association, against expenses (including attorneys' fees) actually and reasonably incurred by him or her in connection with the defense or settlement of such action or suit if he or she acted in good faith and in a manner reasonably believed to be in or not opposed to the best interests of

the Association, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable to the Association unless and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which the court shall deem proper.

**Section 3. Authorization.** Any indemnification under Sections 1 or 2 above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that the indemnification of the director, officer, or committee member is proper in the circumstances because he or she has met the applicable standard of conduct set forth in Section 1 or 2 above, as applicable. Such determination shall be made: (a) by the Board of Directors by a majority vote of a quorum consisting of directors who were not parties to such actions, suit or proceeding; or (b) if such a quorum is not obtainable, if a quorum of disinterested directors is so directed by independent legal counsel in a written opinion; or (c) by the affirmative vote of a majority of the Members entitled to vote.

**Section 4. Advance Payment.** Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by the Board of Directors in the specific case. In any case where the Board authorizes advance payment, it shall obtain an undertaking by or on behalf of the person or entity seeking such indemnification or payment in advance to repay such amount unless it shall ultimately be determined that such person or entity is entitled to be indemnified by the Association as authorized in this Article VI.

**Section 5. Non-Exclusive Remedy.** The indemnification and advancement of expenses provided for hereunder shall not be deemed exclusive of any other rights to which those seeking indemnification or advancement of expenses may be entitled under any bylaw, resolution or agreement, either specifically or in general terms, approved by the affirmative vote of the Members entitled to vote thereon taken at a meeting, the notice of which specified that such bylaw, resolution or agreement would be placed before the Members, both as to action by a director, officer or committee member in his or her official capacity, and as to action in another capacity while holding such office or position. The indemnification and advancement of expenses provided or granted pursuant to this Section 5 shall, unless otherwise provided when authorized or ratified, continue as to a person who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such person.

**Section 6. Insurance.** The Association may purchase and maintain insurance on behalf of any person who is or was a director, officer or committee member of the Association, against any liability asserted against him or her, and incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Article.

**Section 7. Notice.** If any expenses or other amounts are paid by way of indemnification, otherwise than by court order or action by the Members or by an insurance carrier pursuant to insurance maintained by the Association, the Association shall, not later than the next annual meeting of Members, unless such meeting is held within three (3) months from the date of such payment and, in any event, within fifteen (15) months from the date of such payment, send by first class mail to its Members at the time entitled to vote for the election of directors, a statement specifying the persons paid, the amount paid and the nature and status at the time of such payment of the litigation or threatened litigation.

**Section 8. Miscellaneous.** The Association and the Board of Directors shall have the power to raise and the responsibility for raising, by special assessment or otherwise, any sums required to discharge its obligations under this Article; provided, however, that the liability of any Member arising out of any contract made by or other acts of the directors, Board, officers, or members of such committees, or out of the aforesaid

indemnity in favor of the directors, Board, officers, or members of such committees, shall be limited to such proportion of the total liability thereunder as is determined by dividing the total liability by the then existing number of Members. Every agreement made by the directors, Board, officers, or members of such committees, or by the managing agent, on behalf of the Members, shall provide that the directors, Board, officers, members of such committees, or the managing agent, as the case may be, are acting only as agent for the Members and shall have no personal liability thereunder (except as Members), and that each Member's liability thereunder shall be limited to such proportion of the total liability thereunder as set forth in this Section 8. The indemnification provided by this Article VI shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any statute, agreement, vote of Members of the Association or disinterested directors or otherwise, both as to action in his or her official capacity and as to action in another capacity while holding such office. Such right to indemnification shall continue as to a person or entity who has ceased to be a director, an officer of the Association or a member of such committee, and shall inure to the benefit of the heirs, executors, administrators, personal representatives, successors and assigns of such person or entity.

#### ARTICLE VII - MISCELLANEOUS

**Section 1. Parliamentary Rules.** Roberts Rules of Order (current edition) shall govern the conduct of all Association proceedings, when not in conflict with Georgia law, the Articles of Incorporation, the Declaration or these Bylaws.

**Section 2. Fiscal Year.** The fiscal year of the Association shall be the calendar year unless otherwise determined by resolution of the Board.

**Section 3. Conflicts.** If there are conflicts or inconsistencies between the provisions of Georgia law, the Articles of Incorporation, the Declaration, and these Bylaws, then provisions of Georgia law, the Declaration, the Articles of Incorporation and these Bylaws (in that order) shall prevail.

**Section 4. Amendment.** These Bylaws may be amended by the Board of Directors (a) if such amendment is necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, or regulation of judicial determination which shall be in conflict therewith; (b) if such amendment is necessary to enable any title insurance company to issue title insurance coverage with respect to any Lot or Lots; (c) if such amendment is required by an institutional or governmental lender or purchaser of mortgage loans, including, for example, the Federal National Mortgage Association or Federal Home Loan Mortgage Corporation, to enable such lender or purchaser to make or purchase mortgage loans on improved Lots; or (d) if such amendment is necessary to enable any governmental agency or private insurance company to insure or guarantee mortgage loans on improved Lots. In addition, these Bylaws may be unilaterally amended by the Board of Directors, by majority vote with a proper quorum, for any reason for so long as the Declarant has the right to appoint and remove the directors of the Association pursuant to Article III, Section 2 of these Bylaws.

In addition, these Bylaws may be amended upon the affirmative vote or written consent, or any combination thereof, of at least two-thirds (2/3) of the total eligible Association vote; provided, however, that for so long as the Declarant has the right to appoint and remove the directors of the Association pursuant to Article III, Section 2 of these Bylaws, then the Board of Directors, by majority vote with a proper quorum, shall have the right to veto such amendment.

## **Collections at East Lake Homeowners Association, Inc.**

POLICY RESOLUTION NUMBER 001

### **Relating to Petition for Annexation**

**WHEREAS**, Article I, Section 1, Sub-section(s) 1.3 & 1.4 of the Bylaws of the Declaration of Protective and Restrictive Covenants, Easements and Conditions, Collection at East Lake ("Bylaws") assigns The Gates at Flat Shoals LLC ("Declarant") all powers and duties necessary for the administration of the affairs of Collections at East Lake Homeowners Association, Inc. ("Association") and states that the Declarant may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

**WHEREAS**, QUITCLAIM DEED dated the 28<sup>th</sup> day of September in the year two thousand twenty-three (2023), between The Gates at Flat Shoals LLC ("Grantor") and Collection at East Lake Homeowners Association Inc. ("Grantee") hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15<sup>th</sup> District, Dekalb County, Georgia;

**WHEREAS**, the Board has determined that it is in the best interests of the Association and the Association's members to file a petition to annex the community into the city of Atlanta

**NOW, THEREFORE, BE IT RESOLVED** that the Collection at East Lake Homeowners Association Inc. board hereby designates Steven Jones to act on behalf of the board and community as representative to apply and oversee the application process for annexation to the City of Atlanta.

Collections at East Lake Homeowners Association, Inc.

RESOLUTION ACTION RECORD

Resolution Type: Unanimous Resolution No. 001

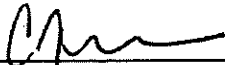
Pertaining to: Authority granted to HOA Board President, Steven Jones, to act on behalf of the Collections at East Lake Homeowners Association, Inc., in the application for annexation into the City of Atlanta.

Duly adopted at a meeting of the Board of Directors held: March 10, 2024

Motion by: David Houston Seconded by: Courtney Jackson

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
<u>Steven Jones</u> President	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>David Houston</u> Treasurer	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>Courtney Jackson</u> Secretary	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>

ATTEST:

  
Secretary

3/10/2024  
Date

FILE:  
Book of Minutes - 10

Resolution effective date: 3/10/2024

# STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

## CERTIFICATE OF INCORPORATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**Collection at East Lake Homeowners Association, Inc.**  
a Domestic Nonprofit Corporation

has been duly incorporated under the laws of the State of Georgia on **01/20/2021** by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta  
and the State of Georgia on **01/27/2021**.



*Brad Raffensperger*

Brad Raffensperger  
Secretary of State

**ARTICLES OF INCORPORATION  
COLLECTION AT EAST LAKE HOMEOWNERS ASSOCIATION, INC.**

1.

The name of the Corporation is Collection at East Lake Homeowners Association, Inc.

2.

The Corporation is a nonprofit corporation organized pursuant to the provisions of the Georgia Nonprofit Corporation Code, O.C.G.A. § 14-3-101, *et seq.* (the "Nonprofit Code") and the Declaration of Protective and Restrictive Covenants, Easements and Conditions for Collection at East Lake (the "Community"), filed or to be filed in the real estate records for DeKalb County, Georgia (the "Declaration").

3.

The Corporation is formed for purposes of administration and governance of the Community and shall have all powers and authority as provided in the Nonprofit Code as well as any additional specific powers and authority provided in the Declaration, as the same may be amended from time to time.

4.

The Corporation shall have perpetual duration.

5.

The Corporation shall be a membership corporation without certificates or shares of stock. The members of the Corporation shall be the Owners of Lots (as defined in the Declaration). Membership may not be assigned or transferred independent of the Lot to which it is appurtenant. The Corporation shall make no distributions of income to its members, directors or officers.

6.

The business and affairs of the Corporation shall be conducted, managed and controlled by its Board of Directors. The directors shall be selected and removed by the members, and granted such powers and authority as set forth in the Declaration and the Corporation's Bylaws, both as amended from time to time.

7.

The members of the Corporation shall have the power to amend these Articles, or to adopt new Articles, by vote of the holders of at least sixty-seven percent (67%) of the eligible membership vote, provided that so long as the Declarant has the right to appoint directors as provided in the Declaration and the Corporation's Bylaws, the Declarant's consent shall be required for any such amendment, and provided further that no members shall be entitled to vote on any amendment to these Articles of Incorporation which is for the sole purpose of complying



with the requirements of any governmental (including, without limitation, HUD or VA) or quasi-governmental entity authorized to fund, insure or guarantee mortgages on individual units in the Condominium, which amendment may be adopted by the Board of Directors acting alone. All duly approved amendments to these Articles shall be executed by the President or other authorized officer of the Corporation, and by the Declarant if the Declarant's consent is required, and shall be filed with the Georgia Secretary of State in like manner as these Articles.

8.

The personal liability of directors and officers of the Corporation, to the members of the Corporation and to the Corporation itself, for breach of any duty of care or other duty which was committed in his or her capacity as a director and/or officer of the Corporation, shall be limited or eliminated to the fullest extent permitted by the Nonprofit Code, as the same may be amended from time to time.

9.

The mailing address of the initial principal office of the Corporation shall be 325 Montevallo Drive, Atlanta, Georgia 30342, or at such other address as the Board of Directors shall from time to time designate.

10.

The name and address of the Corporation's initial registered agent are as follows:

Brent Benson  
325 Montevallo Drive  
Atlanta, GA 30342

11.

The name and address of the incorporator are as follows:

Brent Benson  
325 Montevallo Drive  
Atlanta, GA 30342

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 13th day of January, 2021.

  
Brent Benson, Incorporator



Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION
2 Martin Luther King Jr. Dr. SE
Suite 313 West Tower
Atlanta, Georgia 30334
(404) 656-2817
sos.ga.gov

\*Electronically Filed\*
Secretary of State
Filing Date: 1/20/2021 11:24:27 AM

TRANSMITTAL INFORMATION FORM
GEORGIA PROFIT, NONPROFIT OR PROFESSIONAL CORPORATION

Primary Email Address: bbenson@cpsitework.com

1. Entity Type (check one only) [ ] Profit Corporation [X] Nonprofit Corporation [ ] Professional Corporation [ ] Benefit Corporation

Corporate Name Reservation Number (if one has been obtained; if articles are being filed without prior reservation, leave this line blank)

Collection at East Lake Homeowners Association, Inc.
Corporate Name (List exactly as it appears in articles.)

2. Brent Benson
Name of Person Filing Articles of Incorporation

325 Montevallo Drive Atlanta GA 30342
Address City State Zip Code

3. 325 Montevallo Drive
Principal Office Mailing Address of Profit/Non Profit Corporation (Unlike registered office address, this may be a post office box.)

Atlanta GA 30342
City State Zip Code

4. Brent Benson
Name of Registered Agent in Georgia

325 Montevallo Drive
Registered Office Street Address in Georgia (Post office box or mail drop not acceptable for registered office address.)

Atlanta Fulton GA 30342
City County State Zip Code

bbenson@cpsitework.com
Registered Agent's Email Address

5. Name and Address of Each Incorporator

Brent Benson 325 Montevallo Drive Atlanta GA 30342
Incorporator Address City State Zip Code

6. ANNUAL REGISTRATION AGREEMENT

- Georgia corporations incorporated between January 1 -- October 1 must file its annual registration with the Secretary of State within 90 days after the date its articles of incorporation are filed with the Secretary of State.
Georgia corporations incorporated between October 2 -- December 31 must file its annual registration with the Secretary of State between January 1 and April 1 of the next year succeeding the calendar year of its incorporation.

7. Submitted with this filing is a filing fee of \$100.00 payable to "Secretary of State". Filing fees are non-refundable.
I certify that a Notice of Incorporation or Notice of Intent to Incorporate with a publication fee of \$40.00 has been or will be mailed or delivered to the official organ of the county where the initial registered office of the corporation is to be located. (The clerk of superior court can advise you of the official organ in a particular county.) I understand that this Transmittal Information Form is included as part of my filing, and the information on this form will be entered in the Secretary of State business entity database. I certify that the above information is true and correct to the best of my knowledge.

Brent Benson
Signature of Authorized Person

TAX PARCEL ID NO.:

15 147 05 004

RETURN TO:

Marks & Williams, LLC  
Two Midtown Plaza, Suite 1510  
1349 West Peachtree Street  
Atlanta, GA 30309  
(404) 892-3999

STATE OF GEORGIA

COUNTY OF DEKALB

QUITCLAIM DEED

THIS INDENTURE, made the 28<sup>th</sup> day of September, in the year two thousand twenty-three (2023), between THE GATES AT FLAT SHOALS LLC, a Georgia limited liability company, as party of the first part (hereinafter referred to as "Grantor"), and COLLECTION AT EAST LAKE HOMEOWNERS ASSOCIATION, INC., a Georgia nonprofit corporation, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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 good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby

acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of Grantor's right, title and interest in and to all that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15<sup>th</sup> District, DeKalb County, Georgia, and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof, including all improvements, fixtures, rights, privileges, easements, hereditaments, and appurtenances thereto belonging.

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 thereto, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the date first above written.

THE GATES AT FLAT SHOALS LLC

By: *Doug Brent Benson* [SEAL]  
Douglas Brent Benson, Manager

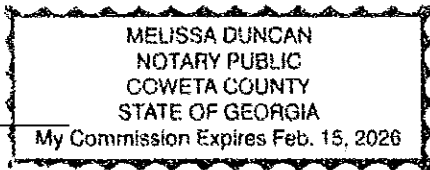
Signed, sealed and delivered  
in the presence of:

*R. R. [Signature]*  
Unofficial Witness

*Melissa Duncan*  
Notary Public

My Commission Expires:

\_\_\_\_\_



[NOTARIAL SEAL]

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15th District DeKalb County, Georgia, being Lot 5 and 6, Tract #2 of the property of O.S. and Mrs. Irene G. Brooks, as per plat recorded in Plat Book 16, Pages 75 and 76, DeKalb County, Georgia Records, and being more particularly described as follows:

Beginning at an iron pin found on the northeasterly side of Flat Shoals Road, 325 feet Southeasterly as measured along the Northeasterly side of Flat Shoals Road from its intersection with the Southeasterly side of Fayetteville Road; running thence Southeasterly alongside the Northeasterly side of Flat Shoals Road, 150 feet to an iron pin; running thence Northeasterly, 198 feet to an iron pin; running thence Southeasterly 50 feet to an iron pin; running thence Northeasterly 375.7 feet to an iron pin; running thence Westerly 245.5 feet to an iron pin; running thence Southwesterly 444 feet to the iron pin on the Northeasterly side of Flat Shoals Road, at point of beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 147, 15th District, DeKalb County, Georgia, being Lot 4, Plat Property of O.S. and Mrs. Irene G. Brooks, as per plat recorded in Plat Book 16, Page 76, DeKalb County Records, and being more particularly described as follows:

Beginning at a point on the Northeasterly side of Flat Shoals Road two hundred fifty (250) feet Southeasterly as measured along the Northeasterly side of Flat Shoals Road from the corner formed by the intersection of the Northeasterly side of Flat Shoals Road with the Southeasterly side of Fayetteville Road, said point of beginning also being at the line dividing Lots 3 and 4, said subdivision; run thence Southeasterly along the Northeasterly side of Flat Shoals Road seventy-five (75) feet to Lot 5, said subdivision; run thence Northeasterly along the Northwesterly line of said Lot 5 one hundred ninety-nine (199) feet to a point; run thence Northwesterly seventy-five (75) feet to said Lot 3; run thence Southwesterly along the Southeasterly line of said Lot 3 two hundred (200) feet to the Northeasterly side of Flat Shoals Road and the point of beginning, being improved property having a house thereon known as 2022 Flat Shoals Road according to the present system of numbering houses in DeKalb County, Georgia.

Less and Except, however, that portion of the above-described property conveyed to DeKalb County by a Road Deed from Joel T. O'Barr, dated December 5, 1957, recorded June 16, 1958, in Deed Book 1339, Page 452, DeKalb County Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th Land District of DeKalb County, Georgia, being more particularly described according to a Plat of Survey for Mrs. Rose Garman, prepared by James T. Henry, Surveyor, dated January 1959, as follows:

Beginning at an iron pin on the Northeast right-of-way of Flat Shoals Road (shown on said plat to have a 50-foot right-of-way) located a distance of 685.00 feet in a Southeasterly direction as measured along said right-of-way from the point where the Northeast right-of-way of Flat Shoals Road intersects with Fayetteville Road at an iron pin; thence run in a Northeasterly direction along a line running at an angle of 87 degrees 45 minutes with the Northeast right-of-way of Flat Shoals Road, a distance of 179.70 feet to an iron pin; thence run in a Southeasterly direction a distance of 111.10 feet to an iron pin; thence run in a Southwesterly direction a distance of 176.60 feet to an iron pin found on the Northeast right-of-way of Flat Shoals Road; thence run along said right-of-way in a generally Northwesterly direction, and forming an interior angle of 83 degrees 00 minutes with the preceding line, a distance of 139.50 feet to an iron pin and the point of beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th Land District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the Northeastern side of Flat Shoals Road 824.50 feet Southeasterly from an iron pin at that Northeast corner of the intersection of Fayetteville Road and Flat Shoals Road, said beginning point being marked by an iron pin, and running thence Northeasterly a distance of 176.60 feet to an iron pin; thence Southeasterly a distance of 191.50 feet to an iron pin found; thence continuing in a Southeasterly direction a distance of 25.00 feet, more or less, to the center of Sugar Creek; thence in a Southwesterly direction along the centerline of Sugar Creek and following the meanderings thereof, a distance of 195.00 feet, more or less, to the Northern side of Flat Shoals Road; thence Northwesterly, along the Northern side of Flat Shoals Road, a distance of 48.00 feet to a point; continuing thence in a Northwesterly direction along the Northern side of Flat Shoals Road, a distance of 179.80 feet to the point of beginning; being a portion of the real estate set aside to Rose Mae Garman in an Application of Year's Support out of the estate of William Fred Garman; the order having been entered in the June term, 1958 of the DeKalb County Court of Ordinary.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being known as Tract 1A and being 4.75 acres as more particularly described as follows:

To find the true point of beginning commence at the intersection of the centerline of the right of way of Fayetteville Road and the centerline of the right of way of Pine Trail (40 foot right of way); run thence, following the centerline of the right of way of Pine Trail, easterly a distance of 425.00 feet to a calculated point; run thence South 31 degrees 27 minutes 04 seconds West a distance of 255.64 feet to a point; run thence South 89 degrees 56 minutes 37 seconds East a distance of 9.69 feet to a 1/2 inch rebar being the true point of beginning; run thence South 34 degrees 59 minutes 29 seconds West a distance of 376.66 feet to a point; run thence South 54 degrees 45 minutes 14 seconds East a distance of 99.60 feet to an open top pipe; run thence South 35 degrees 27 minutes 07 seconds West a distance of 184.52 feet a point; run thence South 59 degrees 14 minutes 00 seconds East a distance of 60.00 feet to an open top pipe; run thence North 35 degrees 11 minutes 16 seconds East a distance of 180.04 feet to a 1/2 inch rebar found; run thence South 54 degrees 56 minutes 50 seconds East a distance of 335.34 feet to a point; run thence North 12 degrees 12 minutes 42 seconds East a distance of 77.92 feet to a point; run thence North 13 degrees 17

minutes 39 seconds East a distance of 221.83 feet to a point; run thence North 13 degrees 28 minutes 05 seconds East a distance of 109.24 feet to a point; run thence North 29 degrees 13 minutes 37 seconds East a distance of 134.77 feet to a point; run thence North 34 degrees 00 minutes 22 seconds East a distance of 83.32 feet to a point; run thence North 45 degrees 20 minutes 07 seconds East a distance of 10.18 feet to a point; run thence North 89 degrees 56 minutes 37 seconds West a distance of 400.72 feet to a 1/2 in rebar and the true point of beginning. Said property being more clearly shown on that certain plat of survey for Bill Shoemaker by Survey Land Express, Inc., GRLS #3197, dated 7-29-2016, which is incorporated herein and made a part hereof by reference.

**TOGETHER WITH:**

All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, and being more particularly described on Exhibit "A" attached to that certain Quitclaim Deed, dated January 31, 2020, and recorded in Deed Book 28083, Page 401, DeKalb County, Georgia Records.

**LESS AND EXCEPT:**

All those tracts or parcels of land lying and being in Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, and being more particularly described as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46 per Final Plat for Collection at East Lake (aka Gates at Flat Shoals), recorded in Plat Book 293, Page 14, DeKalb County, Georgia Records.



(B)(6)

I CERTIFY THAT THIS PROJECT MEETS THE DEKALB COUNTY STORMWATER QUALITY REQUIREMENTS PER THE DEVELOPMENT ORDINANCE SECTION 14-42.

(ENGINEER MUST SIGN ON THIS LINE)



3/03/2021

**STATE WATERS BUFFER NOTE:**

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED. PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY TRIM OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

The information on this drawing was prepared by the engineer or other qualified professional person who is a duly licensed and registered professional engineer or other qualified professional person in the State of Georgia. The engineer or other qualified professional person is not responsible for the accuracy of the information on this drawing if it is used for any purpose other than that for which it was prepared. The engineer or other qualified professional person is not responsible for the accuracy of the information on this drawing if it is used for any purpose other than that for which it was prepared. The engineer or other qualified professional person is not responsible for the accuracy of the information on this drawing if it is used for any purpose other than that for which it was prepared.

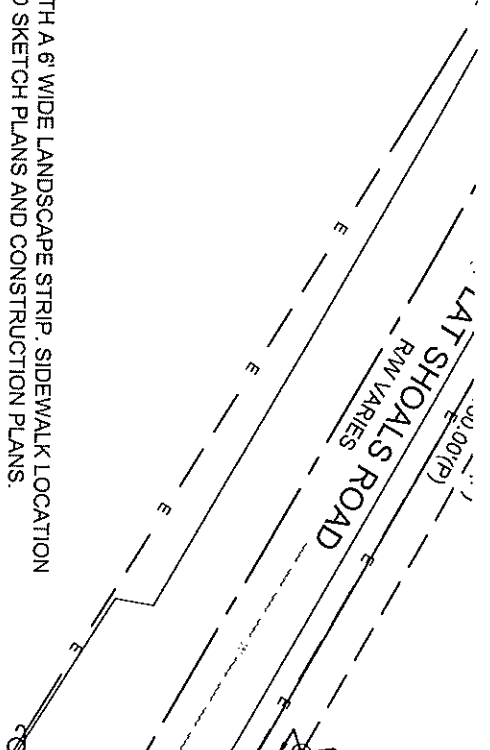
**FLOOD NOTE:**

AS SHOWN ON FLOOD NUMBER: 13089C0127 LOCATED IN A FEMA I

C/G	CONCRETE
C&G	CURB & GUTTER
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
-E-	OVERHEAD POWER LINE
sq ft	SQUARE FOOT
REF	REFERENCE
TBM	TEMPORARY BENCHMARK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
R	PROPERTY LINE
CL	CENTERLINE
ID	IDENTIFICATION
B.S.L.	BUILDING SETBACK LINE
BOC	BACK OF CURB
C	CURVE LABEL
CI	CURB INLET
DE	DRAINAGE EASEMENT
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
L	LINE LABEL
N/F	NOW OR FORMERLY
PKS	PK NAIL SET
SSE	SANITARY SEWER EASEMENT
I/E	INGRESS/ EGRESS
UE	UTILITY EASEMENT
SWMF	STORMWATER MANAGEMENT FACILITY
C/O	SEWER CLEAN OUT
○	IRON PIN FOUND
○	IRON PIN SET
○	CALCULATED POINT
○	POWER POLE
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	JUNCTION BOX
○	SANITARY SEWER MANHOLE
○	DROP INLET
○	R/W MONUMENT
○	SINGLE WING CATCH BASIN
○	DOUBLE WING CATCH BASIN
○	CURB INLET
○	HEADWALL
○	FLARED END SECTION
○	GAS VALVE
○	ELECTRIC TRANSFORMER
○	TELEPHONE PEDESTAL
○	LIGHT POST
○	ASPHALT
○	CONCRETE

**SIDEWALKS:**

SIDEWALKS ARE 6' WIDE CONCRETE WITH A 6' WIDE LANDSCAPE STRIP. SIDEWALK LOCATION AND SIZES ARE SHOWN PER APPROVED SKETCH PLANS AND CONSTRUCTION PLANS.



20' SANITARY SEWER EASEMENT FOR COUNTY OWNED 30" RCP TRUNK LINE PER LOT COMBINATION PLAT RECORDED IN PB: 279, PG: 13, DEKALB COUNTY RECORDS. NO FURTHER EASEMENT DOCUMENTATION FOUND.

PARID: 15 147 05 019  
Tax Dist: 04-UNINCORPORATED  
JOHNSON DARRON

2179 LEFFERTS PL

**Parcel**

---

Status	ACTIVE
Parcel ID	15 147 05 019
Alt ID	6066605
Address	2179 LEFFERTS PL
Unit	
City	ATLANTA
Zip Code	30316-
Neighborhood	2882
Super NBHD	C14-D
Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Living Units	
Zoning	R75 - SF RES DIST
Appraiser	LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

JOHNSON DARRON  
900 N STAFFORD ST CONDO 1502  
ARLINGTON VA 22203

**Current Ownership**

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Owner	Co-Owner
JOHNSON DARRON	

**Ownership on January 1st**

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Owner	Co-Owner
	JOHNSON DARRON

**Notices of Assessment**

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Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

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[Click Here To File an Appeal Online](#)

**Property Tax Information**

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**Click Here** for Property Tax Information

2022046087 DEED BOOK 30191 Pg 525  
Filed and Recorded: 3/14/2022 3:44:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$378.70  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-172133-BSG

Parcel No.: 15 147 05 018

STATE OF Georgia  
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 1st day of March, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Darron Johnson

(hereinafter referred to as "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 Land Lot 147, 15th District, of DeKalb County, Georgia, being Lot 1 of Collection at East Lake aka Gates at Flat Shoals, as per plat recorded in Plat Book 293, Pages 14-18, DeKalb County Records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

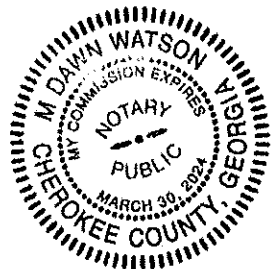
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:

Paul Coudy  
Unofficial Witness  
Michelle Anderson  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY: Donna Steakley  
Agent





PARID: 15 147 05 020  
KAIMACHIANDE JETTA

2177 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	03/07/2023

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	KAIMACHIANDE JETTA
Co-Owner	
Current Owner Address	2177 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,178.80	-4,178.80	0.00
2022	County	8,625.18	-8,625.18	0.00
Total:		12,803.98	-12,803.98	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

2022040370 DEED BOOK 30166 Pg 224  
Filed and Recorded: 3/3/2022 4:02:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$359.30  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Salesta Blvd, Suite 376  
Duluth, GA 30097  
File No.: 17-173056-BGG  
Parcel No.: 1S 147 05 004

STATE OF Georgia  
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 28th day of February, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Jetta Kalmachlinda

(hereinafter referred to as "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 Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 2, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 283, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

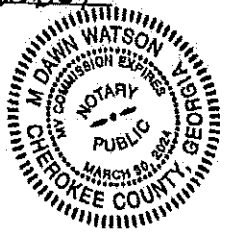
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered in the presence of:

Tom Coudrix  
Unofficial Witness  
Maria Davis  
Notary Public  
Commission expires: 3/3/2024

O'Dwyer Properties, LLC  
By: [Signature]  
Jonna Steakley  
Agent



Limited Warranty Deed

17-173056-BGG



PARID: 15 147 05 016  
 Tax Dist: 04-UNINCORPORATED  
 WEST CHIQUETTA

2176 LEFFERTS PL

**Parcel**

---

Status ACTIVE  
 Parcel ID 15 147 05 016  
 Alt ID 6064572  
 Address 2176 LEFFERTS PL  
 Unit  
 City ATLANTA  
 Zip Code 30316-  
 Neighborhood 2882  
 Super NBHD C14-D  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

WEST CHIQUETTA  
 2176 LEFFERTS PL  
 ATLANTA GA 30316

**Current Ownership**

---

Owner Co-Owner  
 WEST CHIQUETTA

**Ownership on January 1st**

---

Owner Co-Owner  
 WEST CHIQUETTA

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2022	2022	137,920	\$490.56	\$1,226.50	\$141.51	\$1,858.57
Total:					\$490.56	\$1,226.50	\$141.51	\$1,858.57

**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

---

[Click Here](#) To File an Appeal Online

**Property Tax Information**

---

[Click Here](#) for Property Tax Information

2021172459 DEED BOOK 29822 Pg 41  
Filed and Recorded: 10/19/2021 11:44:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$352.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd. Suite 375  
Duluth, GA 30097  
File No.: 17-184117-BSG

Parcel No.: part of 1514705004 (acreage)

STATE OF Georgia  
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of October, 2021, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Chiquetta West

(hereinafter referred to as "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 and parcel of land lying and being in Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 44, Collection at East Lake aka Gates at Flat Shoals, as per plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person claiming by, through or under Grantor, but not otherwise.

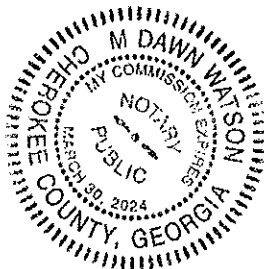
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/31/2024

O'Dwyer Properties, LLC

BY: [Signature]  
Torina Stankley  
Agent



PARID: 15 147 05 021  
 Tax Dist: 04-UNINCORPORATED  
 HOUSTON DAVID W

2175 LEFFERTS PL

**Parcel**

---

Status ACTIVE  
 Parcel ID 15 147 05 021  
 Alt ID 6066607  
 Address 2175 LEFFERTS PL  
 Unit  
 City ATLANTA  
 Zip Code 30316-  
 Neighborhood 2882  
 Super NBHD C14-D  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

HOUSTON DAVID W  
 860 GLENWOOD BCH APT 534  
 ATLANTA GA 30316

**Current Ownership**

---

Owner	Co-Owner
HOUSTON DAVID W	

**Ownership on January 1st**

---

Owner	Co-Owner
	HOUSTON DAVID W

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2023	2023	152,200	\$490.56	\$1,363.41	\$0.00	\$1,853.97
Total:					\$490.56	\$1,363.41	\$0.00	\$1,853.97

**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

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[Click Here](#) To File an Appeal Online

**Property Tax Information**

---

[Click Here](#) for Property Tax Information

2022040158 DEED BOOK 30165 Pg 83  
Filed and Recorded: 3/3/2022 3:28:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$380.60  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-184107-BSG

Parcel No.: 15 147 05 004

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 1st day of March, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**David W Houston**

(hereinafter referred to as "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 Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 3, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

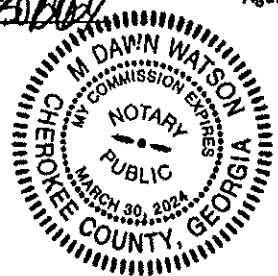
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:

Tom Conder  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3-30-2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 022  
 Tax Dist: 04-UNINCORPORATED  
 PRESLEY RENEE

2173 LEFFERTS PL

**Parcel**

---

Status ACTIVE  
 Parcel ID 15 147 05 022  
 Alt ID 6066608  
 Address 2173 LEFFERTS PL  
 Unit  
 City ATLANTA  
 Zip Code 30316-  
 Neighborhood 2882  
 Super NBHD C14-D  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

PRESLEY RENEE  
 2173 LEFFERTS PL  
 ATLANTA GA 30316

**Current Ownership**

---

Owner	Co-Owner
PRESLEY RENEE	

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2023	2023	139,120	\$490.56	\$1,238.01	\$0.00	\$1,728.57
Total:					\$490.56	\$1,238.01	\$0.00	\$1,728.57

**Notices of Assessment**

---

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

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**[Click Here](#)** To File an Appeal Online

**Property Tax Information**

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**[Click Here](#)** for Property Tax Information



2022040111 DEED BOOK 30164 Pg 744  
Filed and Recorded: 3/3/2022 1:58:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$347.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-170598-BSG

Parcel No.: 15 147 05 004

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 1st day of March, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Renee Presley**

(hereinafter referred to as "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 Land Lot 147, 15th District, of DeKalb County, Georgia, being Lot 4 of Collection at East Lake aka Gates at Flat Shoals, as per plat recorded in Plat Book 293, Pages 14-18, DeKalb County Records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person claiming by, through or under Grantor, but not otherwise.

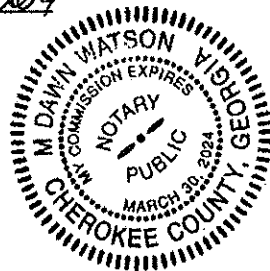
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

Tom Conder  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/30/24

O'Dwyer Properties, LLC

BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 023

Tax Dist: 04-UNINCORPORATED

CASH SHELBY

2155 LEFFERTS PL

**Parcel**

---

Status ACTIVE  
Parcel ID 15 147 05 023  
Alt ID 6066609  
Address 2155 LEFFERTS PL  
Unit  
City ATLANTA  
Zip Code 30316-  
Neighborhood 2882  
Super NBHD C14-D  
Class R3 - RESIDENTIAL LOT  
Land Use Code 107-Single Family Residential Townhouse  
Living Units  
Zoning R75 - SF RES DIST  
Appraiser LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

CASH SHELBY  
2155 LEFFERTS PL  
ATLANTA GA 30316

**Current Ownership**

---

Owner	Co-Owner
CASH SHELBY	

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2023	2023	144,720	\$490.56	\$1,291.70	\$0.00	\$1,782.26
Total:					\$490.56	\$1,291.70	\$0.00	\$1,782.26

**Notices of Assessment**

---

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

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**[Click Here](#)** To File an Appeal Online

**Property Tax Information**

---

**[Click Here](#)** for Property Tax Information

2022070666 DEED BOOK 30307 Pg 589  
Filed and Recorded: 5/3/2022 1:07:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$385.30  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-195544-BSG

Parcel No.: 15 147 05 003

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 29th day of April, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Shelby Cash**

(hereinafter referred to as "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 Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, being Lot 5, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 026  
 Tax Dist: 04-UNINCORPORATED  
 SMITH ASHLEY LYNN

2149 LEFFERTS PL

**Parcel**

---

Status ACTIVE  
 Parcel ID 15 147 05 026  
 Alt ID 6066612  
 Address 2149 LEFFERTS PL  
 Unit  
 City ATLANTA  
 Zip Code 30316-  
 Neighborhood 2882  
 Super NBHD C14-D  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

SMITH ASHLEY LYNN  
 691 14TH ST NW UNIT 103  
 ATLANTA GA 30318

**Current Ownership**

---

Owner	Co-Owner
SMITH ASHLEY LYNN	

**Ownership on January 1st**

---

Owner	Co-Owner
	SMITH ASHLEY LYNN

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H1F	Basic Exemption With Freeze	2023	2023	144,720	\$490.56	\$1,291.70	\$0.00	\$1,782.26
Total:					\$490.56	\$1,291.70	\$0.00	\$1,782.26

**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>

### **File an Appeal to Board of Equalization**

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[Click Here](#) To File an Appeal Online

### **Property Tax Information**

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[Click Here](#) for Property Tax Information

2022072810 DEED BOOK 30318 Pg 92  
Filed and Recorded: 5/6/2022 3:44:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$389.50  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kellef & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 376  
Duluth, GA 30097  
File No.: 17-203521-BSG

Parcel No.: 15 147 05 028

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 6th day of May, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Ashley Lynn Smith**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 8, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

This property being one and the same as the property described on Deed Book 29968, Page 627 of DeKalb County Records.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

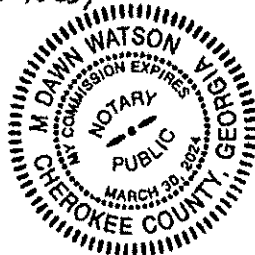
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Keith  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



Limited Warranty Deed

17-203521-BSG

PARID: 15 147 05 001  
 Tax Dist: 04-UNINCORPORATED  
 MURRAY SHIRLEY M

2054 FLAT SHOALS RD SE

**Parcel**

---

Status ACTIVE  
 Parcel ID 15 147 05 001  
 Alt ID 219932  
 Address 2054 FLAT SHOALS RD  
 Unit  
 City ATLANTA  
 Zip Code 30316-3001  
 Neighborhood 1250  
 Super NBHD  
 Class R3 - RESIDENTIAL LOT  
 Land Use Code 101-Residential 1 family  
 Living Units  
 Zoning R75 - SF RES DIST  
 Appraiser JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

---

MURRAY SHIRLEY M  
 2054 FLAT SHOALS RD SE  
 ATLANTA GA 30316-3001

**Current Ownership**

---

Owner	Co-Owner
MURRAY SHIRLEY M	

**Ownership on January 1st**

---

Owner	Co-Owner
	MURRAY SHIRLEY M

**Exemptions**

---

Homestead Code	Homestead Exemption	Year Applied	Base Year	Frozen Base Value	Const. Exempt Amt	HOST/DME Exempt Amt	Freeze Exempt Amt	Total Exempt Amt
H4F	Age 65-School+Frz	2007	2006	28,320	\$1,553.42	\$137.30	\$553.54	\$2,244.26
Total:					\$1,553.42	\$137.30	\$553.54	\$2,244.26

**Notices of Assessment**



Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>
2021	Annual Notice	<a href="#">Click Here</a>

### **File an Appeal to Board of Equalization**

---

[Click Here](#) To File an Appeal Online

### **Property Tax Information**

---

[Click Here](#) for Property Tax Information

FILED & RECORDED  
DEKALB CO., GA.  
OCT 23 9 24 AM '92  
CLERK OF SUPERIOR COURT  
DEKALB COUNTY, GA.

GEORGIA INTANGIBLE TAX PAID  
\$ 105.00  
10-23-1992  
EUGENE E. ADAMS, TAX COMMISSIONER  
DEKALB COUNTY, GA.

[Space Above This Line For Recording Date]

829-01140-A

### SECURITY DEED

THIS SECURITY DEED ("Security Instrument") is given on October 16  
19 92. The grantor is Shirley M. Murray  
("Borrower"). This Security Instrument is given to  
NationsBanc Mortgage Corporation, which is organized and existing  
under the laws of the State of Texas, and whose address is Post Office Box  
353, Louisville, KY 40201-0353 ("Lender").

Borrower owes Lender the principal sum of THIRTY FIVE THOUSAND AND NO/100  
Dollars (U.S.\$ 35,000.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on November 1, 2012. This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security  
of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument  
and the Note. For this purpose, Borrower does hereby grant and convey to Lender and Lender's successors and assigns,  
with power of sale, the following described property located in DeKalb County, Georgia:

All that tract or parcel of land lying and being in Land Lots 147 and 148 of  
the 15th District of DeKalb County, Georgia, being Lot 8, Property of O. S.  
and Mrs. Irene G. Brooks, as per plat recorded at Plat Book 16, page 76, in  
the Office of the Clerk of the Superior Court, DeKalb County Records.

which has the address of 2054 Flat Shoals Road, Atlanta  
(Street) (City)  
Georgia 30316 ("Property Address");  
(Zip Code)

TO HAVE AND TO HOLD this property unto Lender and Lender's successors and assigns, forever, together with  
all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter  
a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing  
is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant  
and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants  
and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

GEORGIA Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT  
Initial(s) SM/M  
DCA311

Page 1 of 8  
FIRST DATA SYSTEMS, INC.

LOAN #: 4451019  
Form 2011 9/90  
1400-428-5477  
BOOK 7441 PAGE 617

After recording, return to:  
Georgia Power Company  
Attn: Land Acquisition (Recording)  
241 Ralph McGill Blvd NE  
Bin 10151  
Atlanta, GA 30308-3374

-----  
PROJECT 2019030065      LETTER FILE      DEED FILE      MAP FILE  
ACCOUNT NUMBER    69596-VBS-0-C73883-0-G0001-36000000-0  
NAME OF LINE/PROJECT: FAYETTEVILLE ROAD - CIRCUIT W0842-DEN - SECTION 2 - TREE TRIM  
(DEKALB COUNTY) DISTRIBUTION LINE  
  
PARCEL NUMBER 043  
-----

STATE OF GEORGIA  
DEKALB COUNTY

**TREE TRIM / CLEARING EASEMENT**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, SHIRLEY M. MURRAY (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is 2054 Flat Shoals Rd SE, Atlanta, GA 30316-3001, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to cut, trim, remove, clear and keep clear any and all trees and other obstructions located on the Easement Area (as defined below), as well as the right, privilege and easement to cut, trim and/or remove any trees which now or may hereafter endanger the electric transmission and/or distribution lines and/or communication lines of the Company, its successors and assigns now constructed or which may hereafter be constructed on or adjacent to the Property (as defined below) and the right of ingress and egress over the Property to and from the Easement Area in connection therewith.

The "Property" is defined as that certain tract of land owned by the Undersigned at 2054 Flat Shoals Rd SE, Atlanta, GA 30316 (Tax Parcel ID No. 15 147 05 001) in Land Lot 148 of the 15 District of Dekalb County, Georgia.

The "Easement Area" is defined as the portion of the Property more particularly shown on "Exhibit A" attached hereto and made a part hereof.

{Signature(s) on Following Page(s)}

PARID: 15 147 05 004

Tax Dist: 04-UNINCORPORATED

COLLECTION AT EAST LAKE HOMEOWNERS

2030 FLAT SHOALS RD

**Parcel**

---

Status	ACTIVE
Parcel ID	15 147 05 004
Alt ID	219959
Address	2030 FLAT SHOALS RD
Unit	
City	ATLANTA
Zip Code	30316-
Neighborhood	2882
Super NBHD	C14-D
Class	R9 - RESIDENTIAL OTHER
Land Use Code	107-Single Family Residential Townhouse
Living Units	
Zoning	R75 - SF RES DIST
Appraiser	LEENISE - LEENISE WALKER (404) 371-2546

**Mailing Address**

---

GATES AT FLAT SHOALS LLC  
325 MONTEVALLO DR  
ATLANTA GA 30342

**Current Ownership**

---

Owner	Co-Owner
COLLECTION AT EAST LAKE HOMEOWNERS	ASSOCIATION INC

**Notices of Assessment**

---

Tax Year	Notice Type	Download
2021	Annual Notice	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

---

[Click Here](#) To File an Appeal Online

**Property Tax Information**

---

[Click Here](#) for Property Tax Information



PARID: 15 147 05 004  
 GATES AT FLAT SHOALS LLC

2030 FLAT SHOALS RD

## Owner History

Tax Year	Address	City Exmp Code	County Exmp Code
2024	COLLECTION AT EAST LAKE HOMEOWNERS ASSOCIATION INC 500 SUGAR MILL RD BLDG/STE B 200 ATLANTA GA 30350		
2023	GATES AT FLAT SHOALS LLC 325 MONTEVALLO DR ATLANTA GA 30342		
2022	GATES AT FLAT SHOALS LLC 325 MONTEVALLO DR ATLANTA GA 30342		
2021	GATES AT FLAT SHOALS LLC 325 MONTEVALLO DR ATLANTA GA 30342		
2020	2030 FLAT SHOALS LLC 550 PHARR RD STE 220 ATLANTA GA 30305		
2019	2030 FLAT SHOALS LLC 550 PHARR RD STE 220 ATLANTA GA 30305		
2018	2030 FLAT SHOALS LLC 550 PHARR RD STE 220 ATLANTA GA 30305		
2017	WILLIAMS MELVIN D 520 S WASHINGTON ST UNIT 201 NAPERVILLE IL 60540		
2016	WILLIAMS MELVIN D 520 S WASHINGTON ST UNIT 201 NAPERVILLE IL 60540		

After recording return to:  
Marks & Williams, LLC  
7380 McGinnis Ferry Road, Suite 100  
Suwanee, Georgia 30174  
770-622-4500  
4297-179

Tax PIN Nos. 15 147 05 005; 15 147  
05 004; 1514802036; 1514802164; and  
1514802177

STATE OF GEORGIA

COUNTY OF DeKalb

**LIMITED WARRANTY DEED**

THIS INDENTURE is made this 31<sup>st</sup> day of January, 2020, by and between **2030 FLAT SHOALS LLC**, a Georgia limited liability company (hereinafter called "Grantor"), whose address is 4488 N. Shallowford Road, Suite 218, Atlanta, Georgia 30338, and **THE GATES AT FLAT SHOALS LLC**, a Georgia limited liability company (hereinafter called "Grantee"), whose address 325 Montevallo Drive, Atlanta, Georgia 30342 (The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.)

**WITNESSETH:**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land described on EXHIBIT "A", attached hereto and incorporated herein by reference; including all improvements, fixtures, rights, privileges, easements, hereditaments and appurtenances thereto belonging, and all right, title and interest of Grantor in and to the land lying in the bed of any street, road or avenue, open or proposed, public or private, in front of or adjoining said property to the center line thereof.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on EXHIBIT "B", attached hereto and incorporated herein by reference.

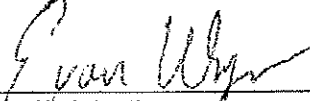
[Signature page to Limited Warranty Deed]

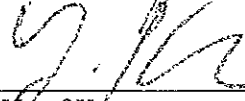
IN WITNESS WHEREOF, Grantor has either individually or through its duly authorized officer or manager, signed, sealed and delivered this indenture on the day and year first written above.


**GRANTOR:**

Signed, sealed and delivered in the presence of:

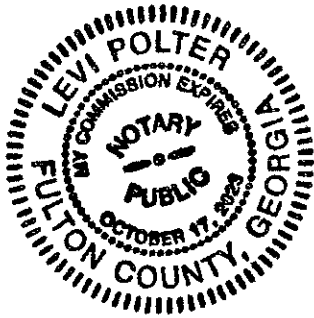
**2030 FLAT SHOALS LLC**

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

By:  \_\_\_\_\_ [SEAL]  
Name: Yosef Kagan  
Title: Managing Member

  
\_\_\_\_\_  
Notary Public

[NOTARY SEAL]



## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15th District DeKalb County, Georgia, being Lot 5 and 6, Tract #2 of the property of O.S. and Mrs. Irene G. Brooks, as per plat recorded in Plat Book 16, Pages 75 and 76, DeKalb County, Georgia Records, and being more particularly described as follows:

Beginning at an iron pin found on the northeasterly side of Flat Shoals Road, 325 feet Southeasterly as measured along the Northeasterly side of Flat Shoals Road from its intersection with the Southeasterly side of Fayetteville Road; running thence Southeasterly alongside the Northeasterly side of Flat Shoals Road, 150 feet to an iron pin; running thence Northeasterly, 198 feet to an iron pin; running thence Southeasterly 50 feet to an iron pin; running thence Northeasterly 375.7 feet to an iron pin; running thence Westerly 245.5 feet to an iron pin; running thence Southwesterly 444 feet to the iron pin on the Northeasterly side of Flat Shoals Road, at point of beginning.

### TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 147, 15th District, DeKalb County, Georgia, being Lot 4, Plat Property of O.S. and Mrs. Irene G. Brooks, as per plat recorded in Plat Book 16, Page 76, DeKalb County Records, and being more particularly described as follows:

Beginning at a point on the Northeasterly side of Flat Shoals Road two hundred fifty (250) feet Southeasterly as measured along the Northeasterly side of Flat Shoals Road from the corner formed by the intersection of the Northeasterly side of Flat Shoals Road with the Southeasterly side of Fayetteville Road, said point of beginning also being at the line dividing Lots 3 and 4, said subdivision; run thence Southeasterly along the Northeasterly side of Flat Shoals Road seventy-five (75) feet to Lot 5, said subdivision; run thence Northeasterly along the Northwesterly line of said Lot 5 one hundred ninety-nine (199) feet to a point; run thence Northwesterly seventy-five (75) feet to said Lot 3; run thence Southwesterly along the Southeasterly line of said Lot 3 two hundred (200) feet to the Northeasterly side of Flat Shoals Road and the point of beginning, being improved property having a house thereon known as 2022 Flat Shoals Road according to the present system of numbering houses in DeKalb County, Georgia.

Less and Except, however, that portion of the above-described property conveyed to DeKalb County by a Road Deed from Joel T. O'Barr, dated December 5, 1957, recorded June 16, 1958, in Deed Book 1339, Page 452, DeKalb County Records.

### TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th Land District of DeKalb County, Georgia, being more particularly described according to a Plat of Survey for Mrs. Rose Garman, prepared by James T. Henry, Surveyor, dated January 1959, as follows:



Beginning at an iron pin on the Northeast right-of-way of Flat Shoals Road (shown on said plat to have a 50-foot right-of-way) located a distance of 685.00 feet in a Southeasterly direction as measured along said right-of-way from the point where the Northeast right-of-way of Flat Shoals Road intersects with Fayetteville Road at an iron pin; thence run in a Northeasterly direction along a line running at an angle of 87 degrees 45 minutes with the Northeast right-of-way of Flat Shoals Road, a distance of 179.70 feet to an iron pin; thence run in a Southeasterly direction a distance of 111.10 feet to an iron pin; thence run in a Southwesterly direction a distance of 176.60 feet to an iron pin found on the Northeast right-of-way of Flat Shoals Road; thence run along said right-of-way in a generally Northwesterly direction, and forming an interior angle of 83 degrees 00 minutes with the preceding line, a distance of 139.50 feet to an iron pin and the point of beginning.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th Land District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a point on the Northeastern side of Flat Shoals Road 824.50 feet Southeasterly from an iron pin at that Northeast corner of the intersection of Fayetteville Road and Flat Shoals Road, said beginning point being marked by an iron pin, and running thence Northeasterly a distance of 176.60 feet to an iron pin; thence Southeasterly a distance of 191.50 feet to an iron pin found; thence continuing in a Southeasterly direction a distance of 25.00 feet, more or less, to the center of Sugar Creek; thence in a Southwesterly direction along the centerline of Sugar Creek and following the meanderings thereof, a distance of 195.00 feet, more or less, to the Northern side of Flat Shoals Road; thence Northwesterly, along the Northern side of Flat Shoals Road, a distance of 48.00 feet to a point; continuing thence in a Northwesterly direction along the Northern side of Flat Shoals Road, a distance of 179.80 feet to the point of beginning; being a portion of the real estate set aside to Rose Mae Garman in an Application of Year's Support out of the estate of William Fred Garman; the order having been entered in the June term, 1958 of the DeKalb County Court of Ordinary.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being known as Tract 1A and being 4.75 acres as more particularly described as follows:

To find the true point of beginning commence at the intersection of the centerline of the right of way of Fayetteville Road and the centerline of the right of way of Pine Trail (40 foot right of way); run thence, following the centerline of the right of way of Pine Trail, easterly a distance of 425.00 feet to a calculated point; run thence South 31 degrees 27 minutes 04 seconds West a distance of 255.64 feet to a point; run thence South 89 degrees 56 minutes 37 seconds East a distance of 9.69 feet to a 1/2 inch rebar being the true point of beginning; run thence South 34 degrees 59 minutes 29 seconds West a distance of 376.66 feet to a point; run thence South 54 degrees 45 minutes 14 seconds East a distance of 99.60 feet to an open top pipe; run thence South 35 degrees 27 minutes 07 seconds West a distance of 184.52 feet a point; run thence South 59 degrees 14 minutes 00 seconds East a distance of 60.00 feet to an open top pipe; run thence North 35 degrees 11 minutes 16 seconds East a distance of 180.04 feet to a 1/2 inch rebar found; run thence South 54 degrees 56 minutes 50 seconds East a distance of 335.34 feet to a point; run thence North 12 degrees 12 minutes 42 seconds East a distance of 77.92 feet to a point; run thence North 13 degrees 17

minutes 39 seconds East a distance of 221.83 feet to a point; run thence North 13 degrees 28 minutes 05 seconds East a distance of 109.24 feet to a point; run thence North 29 degrees 13 minutes 37 seconds East a distance of 134.77 feet to a point; run thence North 34 degrees 00 minutes 22 seconds East a distance of 83.32 feet to a point; run thence North 45 degrees 20 minutes 07 seconds East a distance of 10.18 feet to a point; run thence North 89 degrees 56 minutes 37 seconds West a distance of 400.72 feet to a 1/2 in rebar and the true point of beginning. Said property being more clearly shown on that certain plat of survey for Bill Shoemaker by Survey Land Express, Inc., GRLS #3197, dated 7-29-2016, which is incorporated herein and made a part hereof by reference.

EXHIBIT "B"

Permitted Exceptions

1. All taxes for the year 2020 and subsequent years, not yet due and payable.
2. All matters shown on plat recorded in Plat Book 16, Page 75 and 76, DeKalb County, Georgia records.
3. All matters shown on plat recorded in Plat Book 270, Page 15, DeKalb County, Georgia records.
4. All matters shown on plat recorded in Plat Book 279, Page 12, DeKalb County, Georgia records.
5. All matters shown on plat recorded in Plat Book 279, Page 13, DeKalb County, Georgia records.
6. Right of Way Deed to DeKalb County, dated 02/06/1957 and recorded in Deed Book 1339 Page 450, aforesaid records.

Filed and Recorded: 12/10/2021 9:34:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$1,033.00  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043

Const - 211849

**Tax Parcel: 15 147 05 004**

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULION

THIS INDENTURE, made the 6th day of December, 2021 between

The Gates at Flat Shoals, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

O'Dwyer Properties, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s's hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Witness

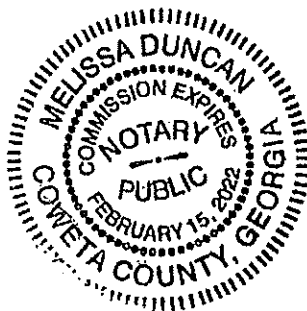
Melissa Duncan  
Notary Public

My Commission Expires:

February 15, 2022

The Gates at Flat Shoals, LLC

BK [Signature] (Seal)  
Brent Benson, Manager



Filed and Recorded: 8/10/2022 4:58:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$413.20  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043

Const - 221225

**Tax Parcel: 15-147-05-037; 15-147-05-038; 15-147-05-039; 15-147-05-040**

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 28th day of July, 2022 between

The Gates at Flat Shoals, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

O'Dwyer Properties, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

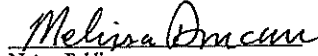
All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lots 19, 20, 21 and 22, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

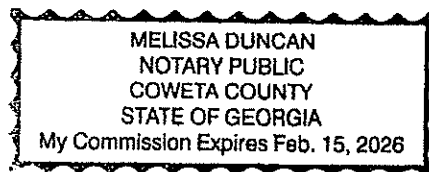
Signed, sealed and delivered  
in the presence of

  
Witness

  
Notary Public  
My Commission Expires:

The Gates at Flat Shoals, LLC

By:  (Seal)  
Brent Benson, Manager



Recording Fee: \$25.00

Real Estate Transfer Tax: \$516.50

Prepared By:

8274269752

7067927936

Debra DeBerry

Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-220985-BSG

Parcel No.: 15 147 05 045, 15 147 05 046, 15 147 05 047, 15 147 05 048 and 15 147 05 049

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 19th day of August, 2022, between

**The Gates at Flat Shoals, LLC**

(hereinafter referred to as "Grantor") and

**O'Dwyer Properties, LLC**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lots 27, 28, 29, 30 and 31, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

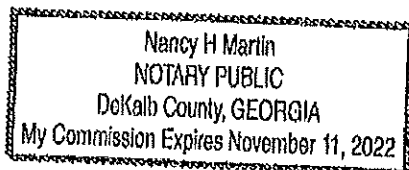
Signed, sealed and delivered  
in the presence of:

*Diana Jenkins*  
Unofficial Witness

*[Signature]*  
Notary Public  
Commission expires: 11/1/22

The Gates at Flat Shoals, LLC

BY: *[Signature]*  
Brent Benson  
Authorized Signatory



Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043

Filed and Recorded: 10/13/2022 10:58:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$413.20  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

**Const - 221574 LIMITED WARRANTY DEED**  
STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 6th day of October, 2022 between

The Gates at Flat Shoals, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

**parcel # 15 147 05 004** O'Dwyer Properties, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lots 23, 24, 25 and 26, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

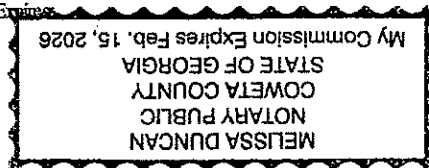
Signed, sealed and delivered  
in the presence of

J.P. Kutty  
Witness

The Gates at Flat Shoals, LLC

BY: Brent Benson (Seal)  
Brent Benson, Manager

Melissa Duncan  
Notary Public  
My Commission Expires



Filed and Recorded: 5/24/2021 9:38:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$929.70  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043

Part of  
Const - 210734  
Parcels 15-147-05-005; 004; 177; 164; 036

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 6th day of May, 2021 between

The Gates at Flat Shoals, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

O'Dwyer Properties, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

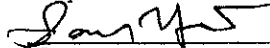
WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

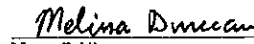
All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, being Lots 38, 39, 40, 41, 42, 43, 44, 45 and 46, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s's hand and seal have been hereunto affixed, the day and year first above written.

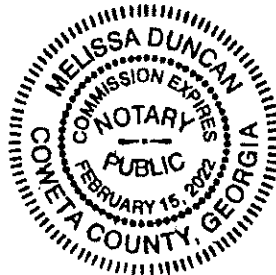
Signed, sealed and delivered  
in the presence of:

  
Witness

  
Notary Public  
My Commission Expires:  
February 15, 2022

The Gates at Flat Shoals, LLC

BY:  (Seal)  
Brent Benson, Manager





Filed and Recorded: 5/24/2021 5:19:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$413.20  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043

Const - 210794

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

**Parcel ID: part of 15 147 05 004**

THIS INDENTURE, made the 18th day of May, 2021 between

The Gates at Flat Shoals, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

O'Dwyer Properties, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

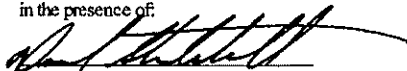
WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:


All that tract or parcel of land lying and being in Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lots 1, 2, 3 and 4, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s's hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

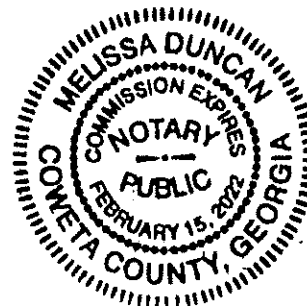
  
Witness

  
Notary Public

My Commission Expires: February 15, 2022

The Gates at Flat Shoals, LLC

BY:  (Seal)  
Brent Benson, Manager



Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-210017-BSG

Parcel No.: 15-147-05-050, 15-147-05-051 and 15-147-05-052

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 15th day of April, 2022, between

**The Gates at Flat Shoals, LLC**

(hereinafter referred to as "Grantor") and

**O'Dwyer Properties, LLC**

(hereinafter referred to as "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, aliened, conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

**SEE EXHIBIT A  
ATTACHED HERETO AND  
INCORPORATED HEREIN**

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

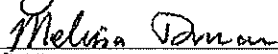
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").


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 person claiming by, through or under Grantor, but not otherwise.

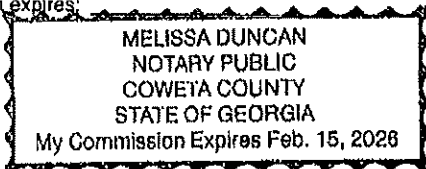
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

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

  
\_\_\_\_\_  
Notary Public  
Commission expires:

The Gates at Flat Shoals, LLC  
BY:   
\_\_\_\_\_  
Brent Benson  
Authorized Signatory



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lots 32, 33 and 34, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

Filed and Recorded: 6/6/2022 9:10:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$413.20  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-213912-BSG

Parcel No.: 15-147-05-033, 15-147-05-034, 15-147-05-035 and 15-147-05-036

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 25th day of May, 2022, between

**The Gates at Flat Shoals, LLC**

(hereinafter referred to as "Grantor") and

**O'Dwyer Properties, LLC**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lots 15, 16, 17 and 18, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

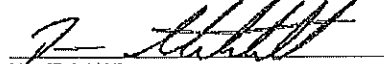
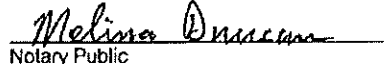
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person claiming by, through or under Grantor, but not otherwise.

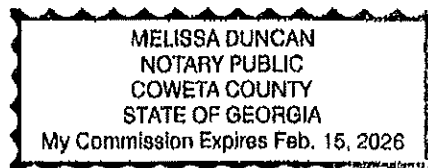
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public  
Commission expires: \_\_\_\_\_

The Gates at Flat Shoals, LLC

BY:   
Brent Benson  
Authorized Signatory



PARID: 15 147 05 008  
Tax Dist: 04-UNINCORPORATED  
HOLLOWAY ARTHUR W

1008 FAYETTEVILLE RD

**Parcel**

---

Status	ACTIVE
Parcel ID	15 147 05 008
Alt ID	219991
Address	1008 R FAYETTEVILLE RD
Unit	
City	ATLANTA
Zip Code	30316-
Neighborhood	1250
Super NBHD	
Class	R3 - RESIDENTIAL LOT
Land Use Code	100-Residential vacant
Living Units	
Zoning	X - UNKNOWN
Appraiser	JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

---

HOLLOWAY ARTHUR W  
196 SOUTH AVE SE  
ATLANTA GA 30315

**Current Ownership**

---

Owner	Co-Owner
HOLLOWAY ARTHUR W	

**Ownership on January 1st**

---

Owner	Co-Owner
	HOLLOWAY ARTHUR W

**Notices of Assessment**

---

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2021	Annual Notice	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

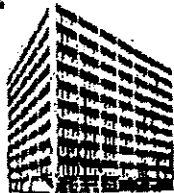
---

[Click Here To File an Appeal Online](#)

**Property Tax Information**

---

**Click Here** for Property Tax Information



GEORGIA STATE OFFICE  
TITLE BUILDING  
ATLANTA, GEORGIA 30338

# Lawyers Title Insurance Corporation

## WARRANTY DEED

STATE OF GEORGIA COUNTY OF

FILED & RECORDED  
DEKALB COUNTY, GA  
Dec 2 8 30 AM '94  
CLERK SUPERIOR COURT

THIS INDENTURE, Made the 31st day of October  
one thousand nine hundred Ninety-four, between

ARDIN G. HARTMAN

of the County of Gwinnett, and State of Georgia, as party or parties of the  
first part, hereinafter called Grantor, and

ARTHUR W. HOLLOWAY

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 and  
other good and valuable considerations - - - - - (\$10.00) DOLLARS  
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 and parcel of land lying and being in the City of Atlanta, in  
land lot 206 of the 15th District of DeKalb County, Georgia, being lot 5, Block  
A, Birby Terrace Subdivision, as per plat recorded in Plat Book 78, Page 27,  
DeKalb County, Georgia records, which plat is hereby referred to and made a  
part of this description.

This Deed is subordinate to a first lien in favor of Frank J. Muckler dated  
August 15, 1985, filed and recorded in DeKalb County, Georgia Records in Deed  
Book 5344 Page 146 Monthly payments shall be first applied to the debt  
secured by the first Security Deed which Grantee, by his/her acceptance  
of this Purchase Money Note and Deed to Secure debt, agrees to keep current  
from the payments on this Deed to Secure Debt. Upon ~~DeKalb County, Georgia~~  
Grantor, Grantee shall satisfy the first lien.

Real Estate Transfer Tax  
Paid \$ 15.50  
Date 12/2/94  
CLERK SUPERIOR COURT  
By: Frank J. Muckler

TO HAVE AND TO HOLD the said tract or parcel of land, with all ~~rights~~ <sup>rights</sup> 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~~ <sup>FEE SIMPLE</sup>.

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 whomsoever.

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

Signed, sealed and delivered in presence of:

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)

Notary Public, Gwinnett County, Georgia  
My Commission Expires 12/31/95

800\*8397 PAGE 252

2020169608 DEED BOOK 28838 Pg 427  
Filed and Recorded: 11/23/2020 2:16:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$400.00  
Prepared By:  
8274269752  
7067927936

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
1979 Lakeside Parkway, Suite 340  
Tucker, GA 30084  
File No.: 15-158968-REG

15 141 01 001

STATE OF Georgia  
COUNTY OF DeKalb

\*See Attached Exhibit B Permitted  
Exceptions

LIMITED WARRANTY DEED

THIS INDENTURE, made on 20th day of November, 2020, between

East Atlanta Highway 85, LLC

(hereinafter referred to as "Grantor") and

Billionaire's Construction, Inc.

(hereinafter referred to as "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 that certain real property with a street address of 2124 Flat Shoals Rd SE, Atlanta, GA 30316 all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description

TOGETHER WITH all and singular the rights, members, Tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto (collectively referred to as the "Permitted Exceptions") and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person 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.

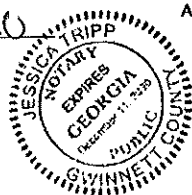
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Notary Public  
Commission expires: 12/1/2020

East Atlanta Highway 85, LLC

BY [Signature]  
Kimberly Snyder  
Authorized Signor



CRE Limited Warranty Deed

15-158968-REG



PARID: 15 141 01 001

Tax Dist: 04-UNINCORPORATED  
BILLIONAIRES CONSTRUCTION INC

2124 FLAT SHOALS RD

**Parcel**

Status	ACTIVE
Parcel ID	15 141 01 001
Alt ID	199745
Address	2124 FLAT SHOALS RD
Unit	
City	ATLANTA
Zip Code	30316-
Neighborhood	1250
Super NBHD	
Class	R5 - RESIDENTIAL LARGE TRACT
Land Use Code	100-Residential vacant
Living Units	
Zoning	RSM - SMALL LOT RESIDENTIAL MIX
Appraiser	JIMMY - JAMES BURROUGHS (404) 371-2070

**Mailing Address**

BILLIONAIRES CONSTRUCTION INC  
5675 JIMMY CARTER BLVD STE 109  
NORCROSS GA 30071

**Current Ownership**

Owner	Co-Owner
BILLIONAIRES CONSTRUCTION INC	

**Ownership on January 1st**

Owner	Co-Owner
	BILLIONAIRES CONSTRUCTION INC

**Notices of Assessment**

Tax Year	Notice Type	Download
2023	Annual Notice\Real	<a href="#">Click Here</a>
2022	Annual Notice\Real	<a href="#">Click Here</a>
2021	Annual Notice	<a href="#">Click Here</a>

**File an Appeal to Board of Equalization**

[Click Here To File an Appeal Online](#)



[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name: **Billionaire's Construction Inc** Control Number: **17032515**  
 Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**  
 NAICS Code: **Any legal purpose** NAICS Sub Code:  
 Principal Office Address: **34 Peachtree Street** Date of Formation /  
**NWa, Ste 2800, Atlanta, GA, 30303, USA** Registration Date: **3/23/2017**  
 State of Formation: **Georgia** Last Annual Registration Year: **2024**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Shaneel M Lalani**  
 Physical Address: **34 PEACHTREE STREET NW, Atlanta, GA, 30303, USA**  
 County: **Fulton**

OFFICER INFORMATION

Name	Title	Business Address
Shaneel Lalani	CEO	34 Peachtree NW, Suite 2800, Atlanta, GA, 30303, USA
SHANEEL LALANI	CFO	34 Peachtree NW, Suite 2800, Atlanta, GA, 30071, USA
SHANEEL LALANI	Secretary	34 Peachtree NW, Suite 2800, Atlanta, GA, 30303, USA

[Back](#)      [Filing History](#)      [Name History](#)  
[Return to Business Search](#)

2022103241 DEED BOOK 30433 Pg 154  
Filed and Recorded: 7/1/2022 12:29:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$424.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Borohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-204982-BSG

Parcel No.: 15 147 05 050

STATE OF Georgia  
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of June, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Jinyong Yim

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 32, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Kutz  
Unofficial Witness  
Maureen Malone  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC

BY: [Signature]  
Donna Steakley  
Agent



Limited Warranty Deed

17-204982-BSG



PARID: 15 147 05 050  
YIM JINYONG

2117 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	YIM JINYONG
Co-Owner	
Current Owner Address	2117 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,776.66	-4,776.66	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		6,532.26	-6,532.26	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

128

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

2022157555 DEED BOOK 30840 Pg 658  
Filed and Recorded: 11/1/2022 3:48:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$508.50  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-210645-BSG

Parcel No.: 15 147 05 039

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 31st day of October, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Chuma Chapman**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 21, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

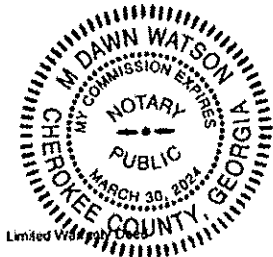
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:

Kambly R. Karter  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/31/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



17-210645-BSG



PARID: 15 147 05 039  
CHAPMAN CHUMA

2116 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	CHAPMAN CHUMA
Co-Owner	
Current Owner Address	2116 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,551.42	-5,551.42	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		7,307.02	-7,307.02	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>



2022091192 DEED BOOK 30391 Pg 170  
Filed and Recorded: 6/10/2022 10:09:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$473.50  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-186065-BSG

Parcel No.: 15 147 06 029  
This property being one and the same as the property described on  
Deed Book 29966, page 627 of DeKalb County Records

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 8th day of June, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Steven Alexander Jones**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 11, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:  
\_\_\_\_\_  
Unofficial Witness  
\_\_\_\_\_  
Notary Public  
Commission expires: 3/31/2024

O'Dwyer Properties, LLC  
BY: \_\_\_\_\_  
Donna Steakley  
Agent





PARID: 15 147 05 029  
 JONES STEVEN ALEXANDER

2096 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	JONES STEVEN ALEXANDER
Co-Owner	
Current Owner Address	10 PERIMETER PARK DR APT 661 ATLANTA, GA 30341
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,739.78	-5,739.78	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		7,495.38	-7,495.38	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

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Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

2022069514 DEED BOOK 30303 Pg 35  
Filed and Recorded: 5/2/2022 9:40:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$388.50  
Prepared By:  
8274289752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-189346-BSG

Parcel No.: 15 147 05 025

STATE OF Georgia  
COUNTY OF DeKalb

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 28th day of April, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Terrence Lenard Lee**

(hereinafter referred to as "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 Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 7, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

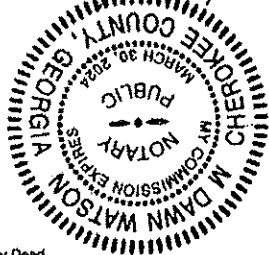
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:

Boris Coudex  
Unofficial Witness  
Michelle Jackson  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



Limited Warranty Deed

17-189346-BSG



PARID: 15 147 05 025  
LEE TERRENCE LENARD

2151 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	05/02/2023

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	LEE TERRENCE LENARD
Co-Owner	
Current Owner Address	2151 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,213.02	-4,213.02	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		5,968.62	-5,968.62	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

2021188902 DEED BOOK 29906 Pg 407  
Filed and Recorded: 11/17/2021 2:29:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$405.00  
Prepared By:  
6209445436  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

RETURN TO:  
Hodge & Temple, PC  
549-4 Amsterdam Ave  
Atlanta, GA 30306

Tax Parcel ID: 15 147 05 002

### LIMITED WARRANTY DEED

This Indenture made this 17th day of November, 2021 between

**OH & J2 INVESTMENT FIRM, LLC and Phillex Hoskins**

of the County of DeKalb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Synetra Mendheim**

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 the said GRANTOR, for and in consideration of the sum of Ten and No/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said GRANTEE the following described property:

All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, being Lot 7, Hasty Subdivision, as per plat recorded in Plat Book 16, Page 76, DeKalb County, Georgia Records, which recorded plat is incorporated herein by this reference and made a part of this description; being known as 2048 Flat Shoals Road SE, according to the present system of numbering property in DeKalb County, Georgia. Parcel ID Number: 15 147 05 002. Subject to any Easements or 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 any wise 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.

**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:

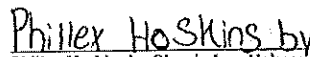
  
Unofficial Witness

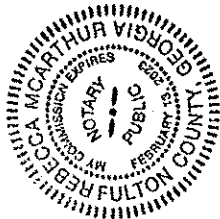
  
Notary Public

OH & J2 INVESTMENT FIRM, LLC

  
John Holmes, Managing Member

  
Nikkia Holmes, Managing Member

  
Phillex Hoskins by Oleevia Jane Holmes,  
Phillex Hoskins by Oleevia Jane Holmes, attorney in fact  
Jane Holmes,  
Attorney in fact



Filed and Recorded: 6/3/2022 10:57:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$431.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-206530-BSG

Parcel No.: 15 147 05 030

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 31st day of May, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Prashanthi Pachika

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 12, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

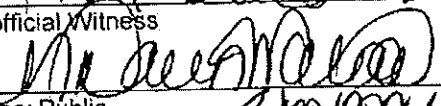
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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.

Signed, sealed and delivered  
in the presence of:



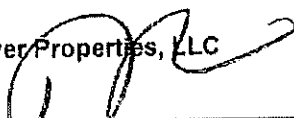
Unofficial Witness



Notary Public

O'Dwyer Properties, LLC

BY:

  
Donna Steakley  
Agent



Filed and Recorded: 6/3/2022 10:57:00 AM  
Recording Fee: \$25.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
Attn: Nicole Gavin  
File No.: 17-206530-BSG

Parcel No.: 15 147 05 030

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

### WARRANTY DEED

THIS INDENTURE made this 1st day of June, 2022, between

**Prashanthi Pachika**

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

**Prashanthi Pachika and Srikanth Pachika  
As Joint Tenants with Rights of Survivorship**

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 and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 12, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

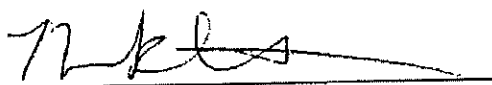
This conveyance is made subject to a security deed from Grantor to Angel Oak Home Loans, LLC dated June 1, 2022 in the amount of \$344,800.00.

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 all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Prashanthi Pachika

AFTER RECORDING RETURN TO:  
Gregory M. Frassrand, Esq.  
515 Scranton Ct  
Alpharetta, Ga 30022

Tax parcel No. 15 147 05 030

## Limited Warranty Deed

STATE OF GEORGIA

COUNTY OF FORSYTH

THIS INDENTURE, made the 12<sup>th</sup> day of October, 2022, between **PRASHANTHI PACHIKA AND SRIKANTH PACHIKA** ("Grantor") and **2098 GARDEN PLACE PROPERTIES LLC**, a Georgia limited liability company, ("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 (\$10.00) DOLLARS 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 by these presents does grant bargain, sell, alien, convey unto the said Grantee, the below described tract or parcel of land more fully and completely described as follows:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 12, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

Being property known as 2098 Garden Place SE Unit 12, Atlanta, Ga 30316

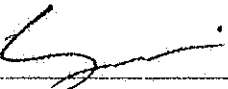
Subject to all easement, restrictions, encumbrances and security deeds of record.

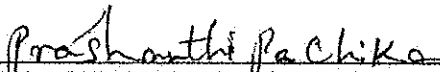
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of said Grantee forever in FEE SIMPLE.

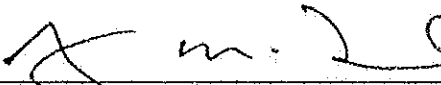
AND THE SAID Grantor, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

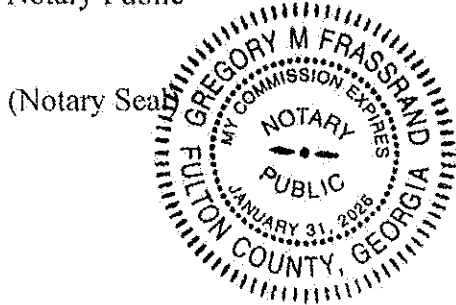
Signed, sealed and delivered in  
the presence of:

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

 (Seal)  
**PRASHANTHI PACHIKA**  
Grantor

  
\_\_\_\_\_  
Notary Public

 (Seal)  
**SRIKANTH PACHIKA**  
Grantor





PARID: 15 147 05 030  
2098 GARDEN PLACE PROPERTIES LLC

2098 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	2098 GARDEN PLACE PROPERTIES LLC
Co-Owner	
Current Owner Address	720 WESCOTT AVE SUWANEE, GA 30024
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,814.40	-7,814.40	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		9,570.00	-9,570.00	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 5/31/2023 6:02:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$510.00  
Prepared By:  
3040670609  
7067927936

Recording requested by:  
Magnolia Title Solutions

After Recording Return To:  
Magnolia Title Solutions  
3330 Cumberland Boulevard Southeast, 500  
Atlanta, GA 30339

File Number: 23-879-MTS  
Parcel ID: 15 147 05 031

## Limited Warranty Deed

State of Georgia  
County of DeKalb

This Indenture made the 22 day of May, 2023, between **Lesroy E. Louard, Jr.**, party of the first part, henceforth referred to as "Grantor", and **Saida Khan**, party of the second part, henceforth referred to as "Grantee."

**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 lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 13, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is Incorporated herein by reference and made a part of this description.

**TOGETHER WITH** all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

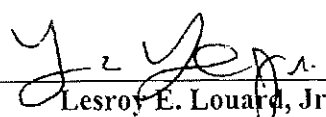
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

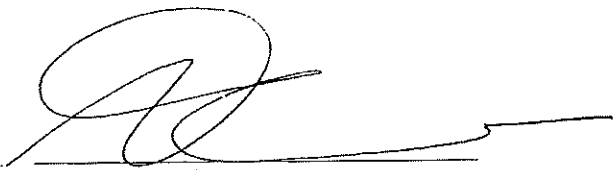
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in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

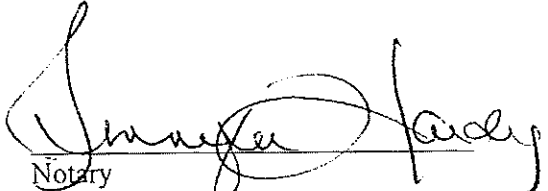
**AND THE SAID** party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through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

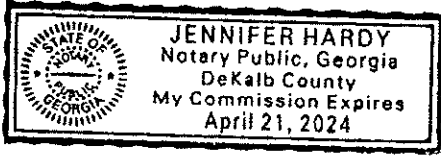
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

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 in the presence of:

  
\_\_\_\_\_  
Lesroy E. Louard, Jr.

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

  
\_\_\_\_\_  
Notary





PARID: 15 147 05 031  
LOUARD LESROY E JR

2100 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	LOUARD LESROY E JR
Co-Owner	
Current Owner Address	2100 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	8,390.18	-8,390.18	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		10,145.78	-10,145.78	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)



<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Duplicate	<a href="#">Click Here</a>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 8/10/2022 4:19:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$435.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-220246-BSG

Parcel No.: 15 147 05 032

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 9th day of August, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Surya Prakash Reddy Chilla**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 14, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Kuntz  
Unofficial Witness  
[Signature]  
Notary Public  
[Signature]

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent

Filed and Recorded: 8/10/2022 4:19:00 PM  
Recording Fee: \$25.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
Attn: Nicole Gavin  
File No.: 17-220246-BSG

Parcel No.: 15 147 05 032

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

### WARRANTY DEED

THIS INDENTURE made this 9th day of August, 2022, between

**Surya Prakash Reddy Chilla**

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

**Surya Prakash Reddy Chilla and Sravanthi Gabu  
As Joint Tenants with Rights of Survivorship**

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 and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 14, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

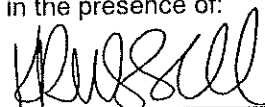
This conveyance is made subject to a security deed from Grantor to Capital City Home Loans, LLC dated August 9, 2022 in the amount of \$348,000.00.

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.

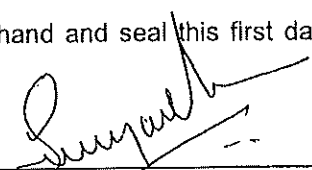
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:



Unofficial Witness

  
Surya Prakash Reddy Chilla



PARID: 15 147 05 032  
CHILLA SURYA PRAKASH REDDY

2102 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	CHILLA SURYA PRAKASH REDDY
Co-Owner	GABU SRAVANTHI
Current Owner Address	2102 GARDEN PL ATLANTA, GA 30316

Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,849.44	-7,849.44	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		9,605.04	-9,605.04	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 8/23/2022 2:59:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$457.70  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-201919-BSG

Parcel No.: 15 147 05 034

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 22nd day of August, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Ricardo Craib and Jazmine Craib, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 16, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

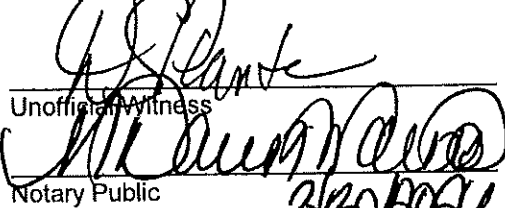
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
Notary Public  
2/20/2022

O'Dwyer Properties, LLC

BY:

  
Donna Steakley  
Agent



PARID: 15 147 05 034  
CRAIB RICARDO

2106 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	CRAIB RICARDO
Co-Owner	CRAIB JAZMINE
Current Owner Address	2106 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	8,280.34	-8,280.34	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		10,035.94	-10,035.94	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>



Filed and Recorded: 6/21/2022 11:39:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$375.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-206524-BSG

Parcel No.: 15 147 05 055

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 17th day of June, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Dwight Shields and Kufunya L Scott, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 37, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Kault  
Unofficial Witness  
Maureen A. [Signature]  
Notary Public

[Signature]  
O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 055

SHIELDS DWIGHT

2107 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	SHIELDS DWIGHT
Co-Owner	SCOTT KUFUNYA L
Current Owner Address	2107 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,392.22	-4,392.22	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	6,147.82	-6,147.82	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 8/24/2022 4:08:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$424.70  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-212254-BSG

Parcel No.: 15 147 05 035

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 23rd day of August, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Kimberly Edris Cain**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 17, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.


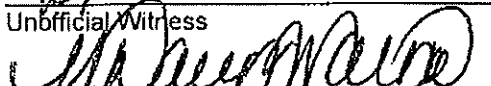

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.


Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public  


  
O'Dwyer Properties, LLC  
BY: \_\_\_\_\_  
Donna Steakley  
Agent



PARID: 15 147 05 035  
 CAIN KIMBERLY EDRIS

2108 GARDEN PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

## Owner information

Owner	CAIN KIMBERLY EDRIS
Co-Owner	
Current Owner Address	2108 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,072.16	-5,072.16	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	6,827.76	-6,827.76	0.00

## More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 6/21/2022 11:17:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$405.10  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-206534-BSG

Parcel No.: 15 147 05 054

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 17th day of June, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Anitra Lakeech Willingham**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 36, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Vernice N. Kautz  
Unofficial Witness  
[Signature]  
Notary Public

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 054  
 WILLINGHAM ANITRA LAKEECH

2109 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	WILLINGHAM ANITRA LAKEECH
Co-Owner	
Current Owner Address	2109 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	6,265.12	-6,265.12	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	8,020.72	-8,020.72	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)



Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 8/24/2022 4:44:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$480.70  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-208124-BSG

Parcel No.: 15-147-05-036

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 23rd day of August, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

**Timothy Irving, Jr. and Alyanna Chantel Coombs-Irving, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 18, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.


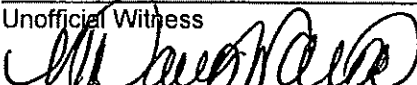

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

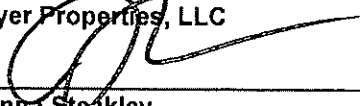
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 person 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.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public  
Commission expires: 

O'Dwyer Properties, LLC  
BY:   
\_\_\_\_\_  
Donna Steakley  
Agent



**PARID: 15 147 05 036**  
**IRVING JR TIMOTHY**

**2110 GARDEN PL**

### Parcel Information

Tax District 04-UNINCORPORATED  
 Old Parcel ID  
 Property Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Zoning R75 - SF RES DIST  
 Acres  
 Built As 07 - TOWN HOME  
 Dwelling Type  
 New Construction Y  
 Exemption Codes H1F /  
 Disabled  
 TMA Audit  
 H/S Application Mail Date

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner IRVING JR TIMOTHY  
 Co-Owner COOMBS IRVING AIYANNA CHANTEL  
 Current Owner Address 2110 GARDEN PL  
 ATLANTA, GA 30316  
 Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,816.42	-5,816.42	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		7,572.02	-7,572.02	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 6/20/2022 1:02:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$445.80  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-206525-BSG

Parcel No.: 15 147 05 053

STATE OF  
COUNTY OF

Georgia  
Charlottesville

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 17th day of June, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Feonie O Eleuterio

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 35, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Kantr  
Unofficial Witness  
[Signature]

O'Dwyer Properties, LLC  
BY: [Signature]  
Dorina Steakley



**PARID: 15 147 05 053**  
**ELEUTERIO FEONIE O**

**2111 GARDEN PL**

### Parcel Information

Tax District 04-UNINCORPORATED  
 Old Parcel ID  
 Property Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Zoning R75 - SF RES DIST  
 Acres  
 Built As 07 - TOWN HOME  
 Dwelling Type  
 New Construction Y  
 Exemption Codes H1F /  
 Disabled  
 TMA Audit  
 H/S Application Mail Date 03/13/2023

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner ELEUTERIO FEONIE O  
 Co-Owner  
 Current Owner Address 2111 GARDEN PL  
 ATLANTA, GA 30316  
 Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,776.66	-4,776.66	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		6,532.26	-6,532.26	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 10/27/2022 3:16:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$522.20  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-210169-BSG

Parcel No.: 15 147 05 037

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 21st day of October, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Scott Allen Quinn and Kyle Randall, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 19, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Unofficial Witness

Notary Public  
Commission expires:

O'Dwyer Properties, LLC

BY: Donna Steakley  
Agent





PARID: 15 147 05 037  
QUINN SCOTT ALLEN

2112 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	QUINN SCOTT ALLEN
Co-Owner	RANDALL KYLE
Current Owner Address	2112 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,551.42	-5,551.42	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	7,307.02	-7,307.02	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 7/12/2022 4:32:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$418.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-204523-BSG

Parcel No.: 15 147 05 052

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 8th day of July, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Justin Hall

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 34, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Kimberly R. Karty  
Unofficial Witness  
Maureen A. [Signature]  
Notary Public  
Commission Expires: 12/31/2024

O'Dwyer Properties, LLC

BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 052  
 HALL JUSTIN

2113 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	HALL JUSTIN
Co-Owner	
Current Owner Address	2113 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,058.94	-7,058.94	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	8,814.54	-8,814.54	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

176

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 10/26/2022 11:33:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$505.80  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-219942-BSG

Parcel No.: 15 147 05 038

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 24th day of October, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Danial Amini and Jennifer Tapia, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 20, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 2/28/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 038

AMINI DANIAL

2114 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	AMINI DANIAL
Co-Owner	TAPIA JENNIFER
Current Owner Address	2114 GARDEN PL ATLANTA, GA 30331

Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,551.42	-5,551.42	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	7,307.02	-7,307.02	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>



Filed and Recorded: 7/7/2022 10:02:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$398.80  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-204957-BSG

Parcel No.: 15 147 05 051

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 1st day of July, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Tabrisha Love**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 33, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Don Calder  
Unofficial Witness  
Michael A. [Signature]  
Notary Public  
2/2/2022

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 051

LOVE TABRISHA

2115 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner	LOVE TABRISHA
Co-Owner	
Current Owner Address	2115 GARDEN PL ATLANTA, GA 30316 2949
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,717.82	-4,717.82	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	6,473.42	-6,473.42	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Ste. 375  
Duluth, GA 30097  
File No.: 01-247841-SPE

Parcel No.: 15 147 05 041

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 16th day of January, 2024, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Barbara Johnson**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 23, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, Pages 14-18, DeKalb County, Georgia Records, which said plat being incorporated herein by reference thereto.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Leisa Sutton  
Unofficial Witness

O'Dwyer Properties, LLC  
BY: [Signature]

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME O'Dwyer Properties, LLC				Exempt Code If no exempt code enter NONE <b>NONE</b>	
MAILING ADDRESS (STREET & NUMBER) 850 Old Alpharetta Road				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown <b>\$449,000.00</b>	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Alpharetta, GA 30005 USA		DATE OF SALE 1/16/2024		1A. Estimated fair market value of Real and Personal property <b>\$0.00</b>	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only <b>\$0.00</b>	
BUYER'S LAST NAME Johnson	FIRST NAME Barbara	MIDDLE		3. Amount of liens and encumbrances not removed by transfer <b>\$0.00</b>	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2120 Garden Place				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) <b>\$449,000.00</b>	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30316 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) <b>\$449.00</b>	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY DEKALB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 1514705041	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS  
None



PARID: 15 147 05 041  
 ODWYER PROPERTIES LLC

2120 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	ODWYER PROPERTIES LLC
Co-Owner	
Current Owner Address	850 OLD ALPHARETTA RD ALPHARETTA, GA 30005
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	8,390.18	-8,390.18	0.00
2022	County	1,799.49	-1,799.49	0.00
	Total:	10,189.67	-10,189.67	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 3/6/2023 11:05:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$499.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-230474-BSG

Parcel No.: 15 147 05 044

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 2nd day of March, 2023, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Jennifer Ilkin

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 26, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

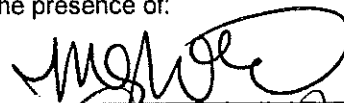
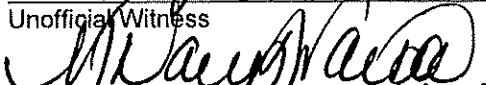
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.


Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY:   
Donna Steakley  
Agent





PARID: 15 147 05 044  
 ODWYER PROPERTIES LLC

2126 GARDEN PL

### Parcel Information

Tax District 04-UNINCORPORATED  
 Old Parcel ID  
 Property Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Zoning R75 - SF RES DIST  
 Acres  
 Built As 07 - TOWN HOME  
 Dwelling Type  
 New Construction Y  
 Exemption Codes /  
 Disabled  
 TMA Audit  
 H/S Application Mail Date

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner ODWYER PROPERTIES LLC  
 Co-Owner  
 Current Owner Address 850 OLD ALPHARETTA RD  
 ALPHARETTA, GA 30005  
 Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	8,655.18	-8,655.18	0.00
2022	County	1,799.49	-1,799.49	0.00
Total:		10,454.67	-10,454.67	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Duplicate	<a href="#">Click Here</a>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 1/3/2023 11:26:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$492.80  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-222394-BSG

Parcel No.: 15-147-05-045

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of December, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Erik Hemingway

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 27, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

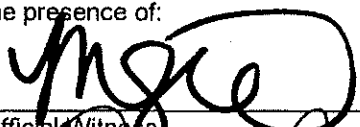

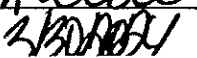
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

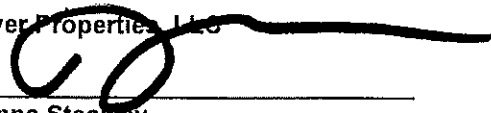
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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 person 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.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public  
Commission expires: 

O'Dwyer Properties, LLC  
BY:   
Donna Steakley  
Agent



PARID: 15 147 05 045

HEMINGWAY ERIK

2132 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner	HEMINGWAY ERIK
Co-Owner	
Current Owner Address	2132 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,402.78	-7,402.78	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	9,158.38	-9,158.38	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satelife Blvd, Ste. 375  
Duluth, GA 30097  
File No.: 01-247334-SPE

Parcel No.: 15 147 05 046

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 29th day of January, 2024, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Sujith Paluru

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 28, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, Pages 14-18, DeKalb County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

Subject to all easements, rights of way, and restrictive covenants of record.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_

  
O'Dwyer Properties, LLC

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME O'Dwyer Properties, LLC				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) 850 Old Alpharetta Road				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Alpharetta, GA 30005 USA		DATE OF SALE 1/29/2024		1A. Estimated fair market value of Real and Personal property	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	
BUYER'S LAST NAME Paluru		FIRST NAME Sujith	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2134 Garden Place				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30316 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 2134		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Garden Place			SUITE NUMBER
COUNTY DEKALB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15-147-05-046	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK 28
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE		PLAY BOOK
					PLAT PAGE

ADDITIONAL BUYERS

None



PARID: 15 147 05 046  
 O'DWYER PROPERTIES LLC

2134 GARDEN PL

### Parcel Information

Tax District 04-UNINCORPORATED  
 Old Parcel ID  
 Property Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Zoning R75 - SF RES DIST  
 Acres  
 Built As 07 - TOWN HOME  
 Dwelling Type  
 New Construction Y  
 Exemption Codes /  
 Disabled  
 TMA Audit  
 H/S Application Mail Date

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner O'DWYER PROPERTIES LLC  
 Co-Owner  
 Current Owner Address 850 OLD ALPHARETTA RD  
 ALPHARETTA, GA 30005  
 Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,058.94	-7,058.94	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		8,814.54	-8,814.54	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)



Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 4/10/2023 2:42:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$449.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-232263-BSG

Parcel No.: 15-147-05-047

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 7th day of April, 2023, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Jada Ross and Matthew Ross, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 29, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.



TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC

BY:

  
Donna Steakley  
Agent



PARID: 15 147 05 047

O'DWYER PROPERTIES LLC

2136 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner	O'DWYER PROPERTIES LLC
Co-Owner	
Current Owner Address	850 OLD ALPHARETTA RD ALPHARETTA, GA 30005
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,137.78	-7,137.78	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	8,893.38	-8,893.38	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Duplicate	<a href="#">Click Here</a>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 1/3/2023 12:49:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$478.50  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-225033-BSG

Parcel No.: 15 147 05 048

STATE OF Georgia  
COUNTY OF Cherokee

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 30th day of December, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Asha Evans**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 30, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

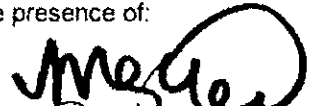
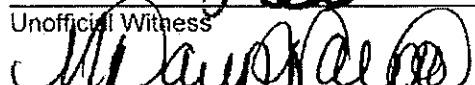
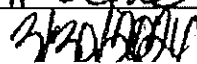
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.


Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness  
  
\_\_\_\_\_  
Notary Public  
Commission expires: 

O'Dwyer Properties, LLC  
BY:   
\_\_\_\_\_  
Donna Steakley  
Agent



PARID: 15 147 05 048

EVANS ASHA

2138 GARDEN PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

## Owner information

Owner	EVANS ASHA
Co-Owner	
Current Owner Address	2138 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,776.66	-4,776.66	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	6,532.26	-6,532.26	0.00

## More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

202

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 1/3/2023 12:13:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$487.40  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-224961-BSG

Parcel No.: 15-147-05-049

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 30th day of December, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Marisa Dunn**

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 31, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

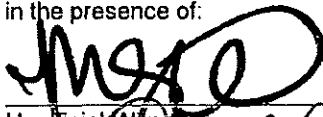
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:




Unofficial Witness



Notary Public

O'Dwyer Properties, LLC

BY:

  
Donna Steakley  
Agent





PARID: 15 147 05 049

DUNN MARISA

2140 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	DUNN MARISA
Co-Owner	
Current Owner Address	2140 GARDEN PL SE ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,137.78	-7,137.78	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	8,893.38	-8,893.38	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

205

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 4/27/2022 3:21:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$418.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-186075-BSG

Parcel No.: 15 147 05 027

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 26th day of April, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Nailah Newkirk

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 10, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Bonnie Couders  
Unofficial Witness

[Signature]  
Notary Public

Commission expires: 3/30/2024

O'Dwyer Properties, LLC

BY [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 028  
 NEWKIRK NAILAH

2145 LEFFERTS PL

### Parcel Information

Tax District 04-UNINCORPORATED  
 Old Parcel ID  
 Property Class R3 - RESIDENTIAL LOT  
 Land Use Code 107-Single Family Residential Townhouse  
 Zoning R75 - SF RES DIST  
 Acres  
 Built As 07 - TOWN HOME  
 Dwelling Type  
 New Construction Y  
 Exemption Codes H1F /  
 Disabled  
 TMA Audit  
 H/S Application Mail Date

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner NEWKIRK NAILAH  
 Co-Owner  
 Current Owner Address 2145 LEFFERTS PL  
 ATLANTA, GA 30316  
 Care of Information

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,776.66	-4,776.66	0.00
2022	County	1,755.60	-1,755.60	0.00
Total:		6,532.26	-6,532.26	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

208

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 5/3/2022 9:17:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$402.30  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-186067-BSG

Parcel No.: 15 147 05 027

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 27th day of April, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Mikko Fletcher

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 9, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Tom Conden  
Unofficial Witness  
Me [Signature]  
Notary Public  
Commission expires: 2/5/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 027

FLETCHER MIKKO

2147 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	FLETCHER MIKKO
Co-Owner	
Current Owner Address	2147 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,311.68	-7,311.68	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	9,067.28	-9,067.28	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>



Filed and Recorded: 5/2/2022 10:27:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$378.40  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-201951-BSG

Parcel No.: 15 147 05 024

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 28th day of April, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Chelsea Mia Williams

(hereinafter referred to as "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 Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 6, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

This property being one and the same as the property described on Deed Book 29966 Page 627 of DeKalb County Records

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Tom Couders  
Unofficial Witness

O'Dwyer Properties, LLC



PARID: 15 147 05 024  
WILLIAMS CHELSEA MIA

2153 LEFFERTS PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

[Make a Payment](#)

[Sign up for E-Alert](#)

## Owner information

Owner	WILLIAMS CHELSEA MIA
Co-Owner	
Current Owner Address	2153 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,213.02	-4,213.02	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	5,968.62	-5,968.62	0.00

## More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

214

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 2/2/2022 12:10:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$380.50  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-184088-BSG

Parcel No.: 15 147 05 004

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 31st day of January, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Russell Gregory

(hereinafter referred to as "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 Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, being Lot 38, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Ben Condon  
Unofficial Witness  
Maureen [Signature]  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 056

GREGORY RUSSELL

2164 LEFFERTS PL

## Parcel Information

---

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	02/15/2023

[Make a Payment](#)

[Sign up for E-Alert](#)

## Owner information

---

Owner	GREGORY RUSSELL
Co-Owner	
Current Owner Address	2164 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

---

Year	Cycle	Billed	Paid	Due
2023	County	4,284.80	-4,284.80	0.00
2022	County	6,228.76	-6,228.76	0.00
	Total:	10,513.56	-10,513.56	0.00

## More information

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[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

217

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 2/2/2022 11:17:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$365.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-184074-BSG

Parcel No.: 15 147 05 057

STATE OF  
COUNTY OF

Georgia  
Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 31st day of January, 2022, between

**O'Dwyer Properties, LLC**

(hereinafter referred to as "Grantor") and

**Victoria E. Whatley**

(hereinafter referred to as "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 Land Lots 147 and 148 of the 15th District, DeKalb County, Georgia, being Lot 39, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (herein after 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 person 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.

Signed, sealed and delivered  
in the presence of:

Ben Coulter  
Unofficial Witness  
Michael H. [Signature]  
Notary Public  
Commission expires: 5/30/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 057  
WHATLEY VICTORIA E

2166 LEFFERTS PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	02/15/2023

**Make a Payment**

**Sign up for E-Alert**

## Owner information

Owner	WHATLEY VICTORIA E
Co-Owner	
Current Owner Address	2166 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	6,656.60	-6,656.60	0.00
2022	County	6,228.76	-6,228.76	0.00
	Total:	12,885.36	-12,885.36	0.00

## More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

220



<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 2/15/2022 3:03:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$349.00  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd. Suite 375  
Duluth, GA 30097  
File No.: 17-170840-BSG

Parcel No.:

Parcel No.: 15-147-05-004

STATE OF  
COUNTY OF

Georgia  
Charlottesville

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 7th day of February, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

**Eduardo Alberto Emir Vallejo Vega and Ran Yoo, as joint tenants with rights of survivorship**

(hereinafter referred to as "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 Land Lot 147 and 148, <sup>15th</sup> ~~5th~~ District, of DeKalb County, Georgia, being Lot 40 of Collection at East Lake aka Gates at Flat Shoals, as per plat recorded in Plat Book 293, Pages 14-18, DeKalb County Records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of

Tom Couden  
Unofficial Witness  
Maureen [Signature]

O'Dwyer Properties, LLC  
BY [Signature]  
Bonina Steakley



PARID: 15 147 05 058

VEGA EDUARDO ALBERTO EMIR VALLEJO

2168 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	02/15/2023

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	VEGA EDUARDO ALBERTO EMIR VALLEJO
Co-Owner	YOO RAN
Current Owner Address	2168 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	3,908.62	-3,908.62	0.00
2022	County	5,889.94	-5,889.94	0.00
	Total:	9,798.56	-9,798.56	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 2/2/2022 10:19:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$389.10  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-184067-BSG

Parcel No.: 15 147 05 059

STATE OF Georgia  
COUNTY OF Cherokee

LIMITED WARRANTY DEED

THIS INDENTURE, made on 31st day of January, 2022, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Quentin Johnson

(hereinafter referred to as "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 Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 41, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Bon Coudre  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC  
BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 059

JOHNSON QUENTIN

2170 LEFFERTS PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

## Owner information

Owner	JOHNSON QUENTIN
Co-Owner	JACKSON COURTNEY
Current Owner Address	2170 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,363.84	-4,363.84	0.00
2022	County	6,228.76	-6,228.76	0.00
	Total:	10,592.60	-10,592.60	0.00

## More information

[Click here to view property map](#)


[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

226

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

After recording Return to:  
Pacific Law Group, LLC.  
625 Molly Lane, Ste 130  
Woodstock, GA 30189  
Deed Prep Only

2022066661 DEED BOOK 30288 Pg 656  
  
Real Estate Transfer Tax \$0.00  
Filed and Recorded:  
4/25/2022 3:03:35 PM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Parcel ID# 15 147 05 014

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF DOUGLAS**

THIS INDENTURE, Made this 20th day of January, 2022 between

**Evan Forster**

as party or parties of the first part, (hereinafter referred to as "Grantor") and

**Evan Forster and Dylan Rouche Norris  
As Joint Tenants With the Rights of Survivorship**

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 consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

**All that tract or parcel of land lying and being in Land Lot 147 of the 15<sup>th</sup> District, DeKalb County, Georgia, being lot 42, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records. Which recorded plat is incorporated herein by reference and made a part of this description**

**Subject Property Address: 2172 Lefferts Place Atlanta, GA 30316  
Tax Parcel ID: 15 147 05 014**

**Subject to all covenants, conditions, zoning ordinances, restrictions, and easements 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 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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

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



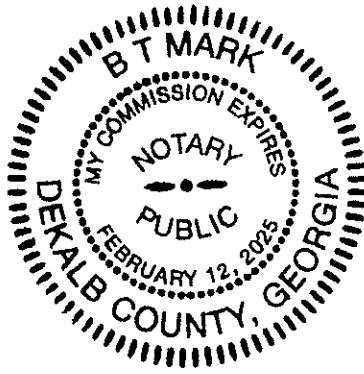
Signed, sealed and delivered in the presence of:

David Acy

Unofficial Witness

B. Smart

Notary Public (SEAL)



Evan Forster  
Evan Forster

Filed and Recorded: 10/19/2021 1:10:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$350.90  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-186046-BSG

Parcel No.: Portion of 15 147 05 014(acreage)

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of October, 2021, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Evan Forster

(hereinafter referred to as "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 Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 42, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Ray Corder  
Unofficial Witness  
Michael [Signature]  
Notary Public  
Commission expires: 3/30/2024

O'Dwyer Properties, LLC

BY: [Signature]  
Donna Steakley  
Agent



PARID: 15 147 05 014

FORSTER EVAN

2172 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	Y
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	FORSTER EVAN
Co-Owner	NORRIS DYLAN ROUCHE
Current Owner Address	2172 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	3,470.56	-3,470.56	0.00
2022	County	4,615.96	-4,615.96	0.00
	Total:	8,086.52	-8,086.52	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

231

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Duplicate	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 11/10/2021 2:23:00 PM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$365.20  
Prepared By:  
8274269752  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-169251-BSG

Parcel No.: 15-147-05-015

STATE OF Georgia  
COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE, made on 13th day of October, 2021, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Taryln T Parks

(hereinafter referred to as "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 and parcel of land lying and being in Land Lot 147 of the 15th District, Dekalb County, Georgia, being Lot 43, Collection at East Lake aka Gates at Flat Shoals, as per plat recorded in Plat Book 293, pages 14-18, Dekalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Ben Couden  
Unofficial Witness  
[Signature]  
Notary Public  
Commission expires: 2/28/2021

O'Dwyer Properties, LLC

BY: [Signature]  
Dorina Steakley  
Agent



PARID: 15 147 05 015

PARKS TARYLN T

2174 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H5F /
Disabled	
TMA Audit	
H/S Application Mail Date	

**Make a Payment**

**Sign up for E-Alert**

### Owner information

Owner	PARKS TARYLN T
Co-Owner	
Current Owner Address	2174 LEFFERTS PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	1,556.58	-1,556.58	0.00
2022	County	1,733.28	-1,733.28	0.00
	Total:	3,289.86	-3,289.86	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 10/20/2021 11:11:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$339.30  
Prepared By:  
8274269752  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 17-186000-BSG

Parcel No.: 15 147 05 017

STATE OF Georgia  
COUNTY OF Cherokee

### LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of October, 2021, between

O'Dwyer Properties, LLC

(hereinafter referred to as "Grantor") and

Bruce Moore Smith, Jr

(hereinafter referred to as "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 Land Lot 147 of the 15th District, D DeKalb County, Georgia, being Lot 45, Collection of East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, Pages 14-18, DeKalb County, Georgia Records, which said plat being incorporated herein by reference thereto.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter 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 person 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.

Signed, sealed and delivered  
in the presence of:

Fou Condure

Unofficial Witness

Maureen A. Moore

Notary Public

Commission expires: 3/30/2022

O'Dwyer Properties, LLC

BY: [Signature]

Debra DeBerry  
Agent







PARID: 15 147 05 017  
SMITH BRUCE MOORE JR

2178 LEFFERTS PL

## Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

## Owner information

Owner	SMITH BRUCE MOORE JR
Co-Owner	
Current Owner Address	2178 LEFFERTS PL ATLANTA, GA 30307
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

## Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	4,522.46	-4,522.46	0.00
2022	County	4,538.84	-4,538.84	0.00
	Total:	9,061.30	-9,061.30	0.00

## More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

## Tax Bills (Adjusted Bills Not Included)

237

<b>Tax Year</b>	<b>Bill Type</b>	<b>Download</b>
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

Filed and Recorded: 10/15/2021 10:23:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$366.50  
Prepared By:  
7339863107  
7067927936  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043  
CONST-211541

**Tax Parcel: 15 147 05 018**

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 28th day of September, 2021 between

O'Dwyer Properties, LLC, a Georgia limited liability company

hereinafter called "Grantor/s" and

Cashel Investments, LLC

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lot 147 of the 15th District, DeKalb County, Georgia, being Lot 46, Collection at East Lake aka Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which said plat being incorporated herein by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of

[Signature]  
Witness

[Signature]  
Notary Public

My Commission Expires: 3/30/2024

O'Dwyer Properties, LLC

BY: [Signature] (Seal)  
Jordan Tench  
Authorized Agent





PARID: 15 147 05 018  
CASHEL INVESTMENTS LLC

2180 LEFFERTS PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	/
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner	CASH EL INVESTMENTS LLC
Co-Owner	
Current Owner Address	850 OLD ALPHARETTA RD ALPHARETTA, GA 30005
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	7,507.04	-7,507.04	0.00
2022	County	6,697.52	-6,697.52	0.00
Total:		14,204.56	-14,204.56	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included)

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>

O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
Attn: Nicole Gavin  
File No.: 17-202587-BSG

Parcel No.: 15 147 05 033

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

### WARRANTY DEED

THIS INDENTURE made this **22nd day of August, 2022**, between

**Naseer Demoss**

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

**Naseer Demoss and Raneeka Foster  
As Joint Tenants with Rights of Survivorship**

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 and other good and valuable consideration (\$10.00) 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 148 of the 15th District, DeKalb County, Georgia, being Lot 15, Collection at East Lake AKA Gates at Flat Shoals, as shown on plat recorded in Plat Book 293, pages 14-18, DeKalb County, Georgia records, which recorded plat is incorporated herein by reference and made a part of this description.

This conveyance is made subject to a security deed from Grantor to Everett Financial, Inc., dba Supreme Lending dated August 22, 2022 in the amount of \$434,159.00.

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 all persons whomsoever.

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

Signed, sealed and delivered  
in the presence of:



Unofficial Witness

  
\_\_\_\_\_  
Naseer Demoss



PARID: 15 147 05 033

DEMOSS NASEER

2104 GARDEN PL

### Parcel Information

Tax District	04-UNINCORPORATED
Old Parcel ID	
Property Class	R3 - RESIDENTIAL LOT
Land Use Code	107-Single Family Residential Townhouse
Zoning	R75 - SF RES DIST
Acres	
Built As	07 - TOWN HOME
Dwelling Type	
New Construction	N
Exemption Codes	H1F /
Disabled	
TMA Audit	
H/S Application Mail Date	

### Make a Payment

### Sign up for E-Alert

### Owner information

Owner	DEMOSS NASEER
Co-Owner	FOSTER RANEEKA
Current Owner Address	2104 GARDEN PL ATLANTA, GA 30316
Care of Information	

[Click here to change mailing address](#)

[Apply for Homestead Exemption](#)

### Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	County	5,515.42	-5,515.42	0.00
2022	County	1,755.60	-1,755.60	0.00
	Total:	7,271.02	-7,271.02	0.00

### More information

[Click here to view property map](#)

[Click here to view property appraisal information](#)

### Tax Bills (Adjusted Bills Not Included) 243

Tax Year	Bill Type	Download
2023	County Tax Bill	<a href="#">Click Here</a>
2022	County Tax Bill	<a href="#">Click Here</a>