

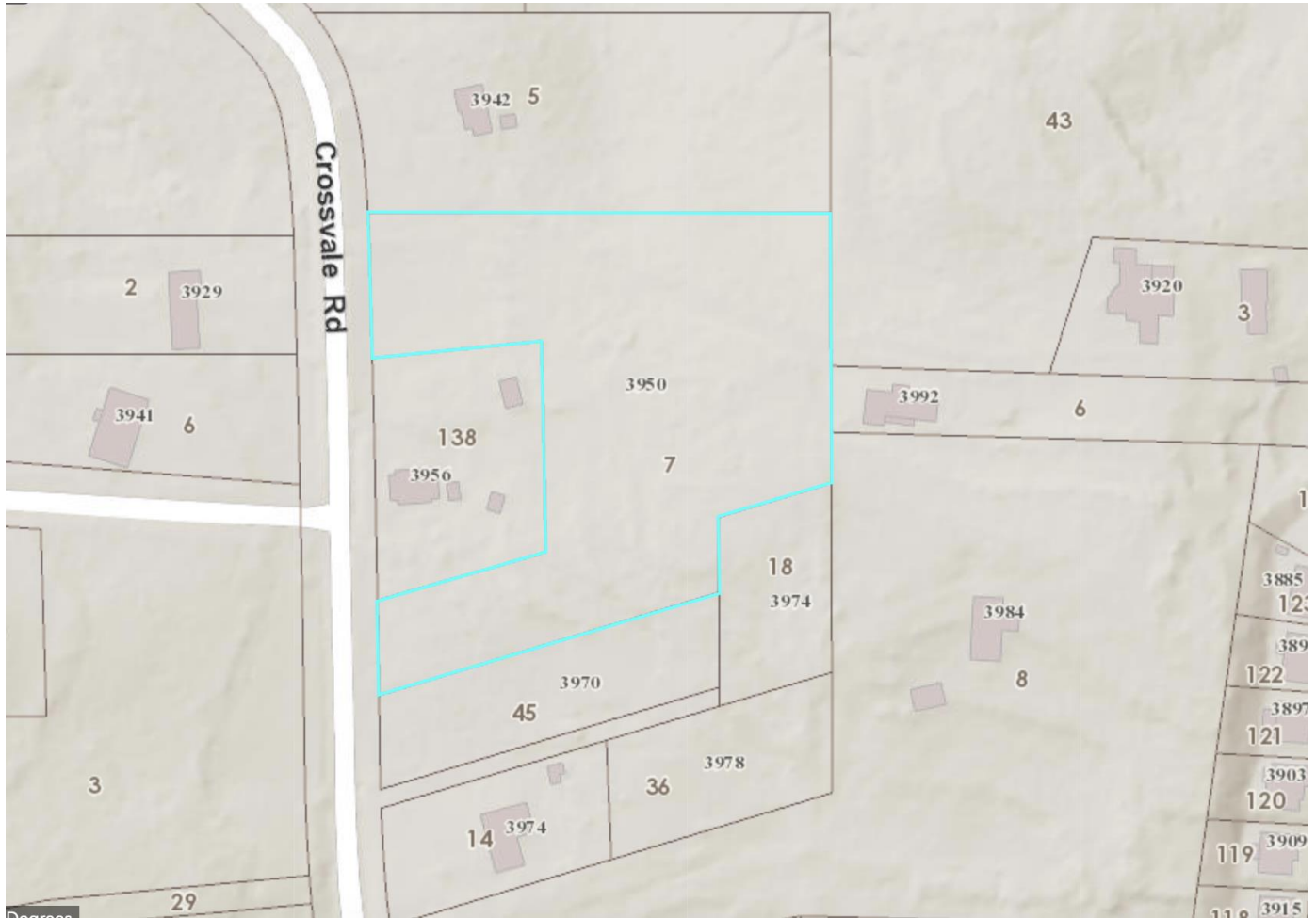
Parcel ID: 16-051-02-007

Address: 3950 Crossvale Road, Stonecrest GA 30038

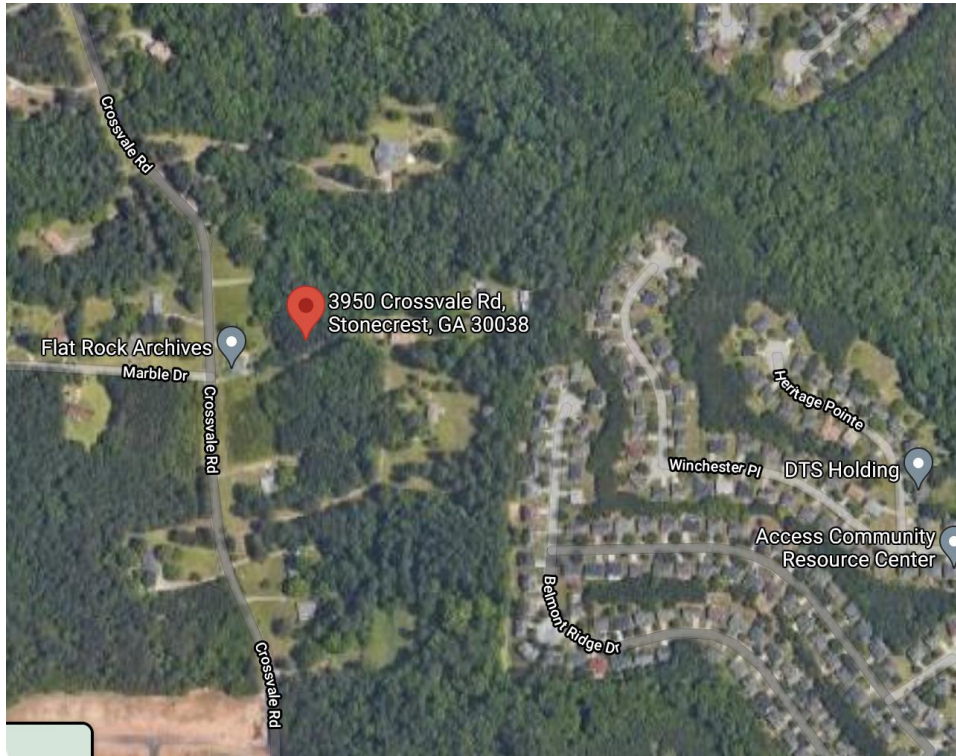
Aerial Photos:



Photo of property



Parcel Lines



Aerial Shot of Property

# 3950 Crossvale Road - Legal Description Exhibit A

2016162517 DEED BOOK 25914 Pg 210



Real Estate Transfer Tax \$0.00

Filed and Recorded:  
11/15/2016 3:22:10 PM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Prepared by and after recording return to:  
Shunta V. McBride, Esq.  
The Donaldson Law Firm  
3235 Roswell Road, Suite 400  
Atlanta, Georgia 30305

The preparer of this deed renders no "Opinion of Title" or "Title Certification". The legal description below was provided by Grantor and the preparer provided legal services limited to only the deed preparation.

STATE OF GEORGIA  
COUNTY OF DEKALB

### EXECUTOR'S DEED OF ASSENT TO DEVISE OF REAL PROPERTY

THIS INDENTURE, made this 15<sup>TH</sup> day of November 2016, between DRUCILLA JOHNSON, EXECUTOR of the Estate of Zilla Bryant Guthrie, deceased (aka "Zella Bryant Guthrie"), party of the first part (such Executor, hereinafter, "Grantor"), and THEODIS GUTHRIE ("Grantee"; the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WHEREAS, Grantor is currently serving as Executor of the Estate of Zilla Bryant Guthrie (aka Zella Bryant Guthrie), deceased, pursuant to that certain Order Authorizing Issuance of Letters and Letters Testamentary, issued to Grantee by the Probate Court of DeKalb County, Georgia on November 2, 2016, copies of which such Will, Order, and Letters Testamentary are attached hereto as Exhibit "A-1";

WHEREAS, this assent is made under the provisions of O.C.G.A. §53-8-15 *et seq* to evidence the undersigned's assent to the testamentary gift made by Item II of the Will to Grantee, and to pass title to the real property described herein to Grantee;

WHEREAS, the debts of said estate have been paid.

WITNESSETH that Grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, quitclaimed, and by these presents does grant, bargain, sell, alien, convey, confirm, and forever QUITCLAIM unto Grantee to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot No. 51, of the 16<sup>th</sup> District, of DeKalb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"); TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto including, without limitation, any portion of the Property lying within the right-of-way of any publicly dedicated street, roadway or alleyway; and TOGETHER with any and all improvements, structures, or fixtures located therein or thereon.

TO HAVE AND TO HOLD the Property to Grantee, so that neither Grantor, nor any person or persons claiming under Grantor shall at any time, by any means or way, have, claim, or demand any right or title to the Property, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered under seal as of the date first written above.

Signed, sealed and delivered in the presence of:

[Signature]  
Unofficial Witness

[Signature]  
Official Witness (Notary Public)

GRANTOR:

[Signature]  
DRUCILLA JOHNSON, EXECUTOR OF THE ESTATE OF ZILLA BRYANT GUTHRIE (aka Zella Bryant Guthrie), deceased

My commission expires:

[NOTARY SEAL]

