

Exhibit A

Return Document to:



11097 Houze Road, Suite 100
Roswell, Georgia 30076
File No.: 190438P



DEED BOOK 27581 Pg 575

Real Estate Transfer Tax \$208.00

Filed and Recorded:
6/3/2019 10:19:35 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Warranty Deed

STATE OF GEORGIA
COUNTY OF FULTON

This Indenture made this 13th day of May, 2019, between Lori Dawson fka Lori Jenkins and Grant Dawson, of the County of DeKalb and State of Georgia, as party or parties of the first part, hereinafter called Grantor(s), and Daniel Zagami and Sarah Zagami, as joint tenants with right of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor(s)" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: Grantor(s), for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lots 95 and 96 of the 18th District of DeKalb County, Georgia being Lot 14, Block A, Clark Estates Subdivision, Unit Four, according to plat of same recorded at Plat Book 45, Page 13, said County records, which plat being incorporated herein by reference.

PIN: 18 095 09 009

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor(s) 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(s) (has) (have) signed and sealed this deed, the day and year first above-written.

Signed, sealed and delivered in the presence of:

(Unofficial witness)

LORI DAWSON FKA LORI JENKINS (Seal)

(Notary Public)

GRANT DAWSON (Seal)

My Commission Expires:

