

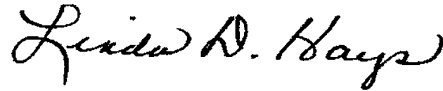
BK:4460 PG:440-442

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FILED IN OFFICE
CLERK OF COURT
12/06/2022 11:13 AM
LINDA D. HAYS, CLERK
SUPERIOR COURT
NEWTON COUNTY, GA

0172454434
7067927936
PARTICIPANT ID

After Recording Return To:
Hankin & Pack, LLC
11800 Amber Park Drive
Suite 250
Alpharetta, GA 30009
Order No.: 22-17847



REAL ESTATE
TRANSFER TAX
PAID: \$205.00

PT-61 107-2022-006040

Property Appraiser's Parcel I.D. Number: 0012E00000163000

Property Address: 80 Colser Drive, Covington, GA 30016
Forwarding Address: 717 North Harwood Street, #2800, Dallas, TX 75201

ADMINISTRATOR'S DEED

STATE OF GEORGIA COUNTY OF NEWTON

THIS INDENTURE, made this 5TH day of December, 2022, between **Lekisha Denise Adams, Administrator of the Estate of Margaret Reese Woodson**, as party or parties of the first part, hereinafter called Grantor, and **SFRES Homes, Inc.** 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, (acting under and by virtue of the power and authority contained in the said Letters of Administration and Final Order granting personal representative's petition to sell, naming Lekisha Denise Adams as Administrator, the same having been duly administered and recorded in the Court of Probate of Newton County, State of Georgia as Estate No. 2022-ES-213;) for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE ATTACHED EXHIBIT A

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said 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 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 owning, holding or claiming by, through or under the said Grantor.

*****SIGNATURES APPEAR ON THE FOLLOWING PAGE*****

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

Estate of Margaret Reese Woodson

By: Lekisha Denise Adams (SEAL) Administrator
Lekisha Denise Adams, Administrator

Signed, sealed and delivered in presence of the undersigned this 5 day of December, 2022

Unofficial Witness

Notary

My Commission expires on 1/16/25
(NOTARY SEAL)

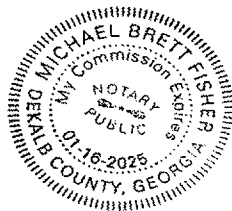


Exhibit A

All that tract or parcel of land lying and being in Land Lot 169 of the 10th District, of Newton County, Georgia, and being Lot 163, of Lakewood Estates Subdivision as per plat recorded at Plat Book 45, Page 196, Newton County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

Property Address: 80 Colser Drive, Covington, GA 30016
Parcel ID: 0012E00000163000