

Type: WD
Kind: WARRANTY DEED
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Fee Amt: \$325.00 Page 1 of 1
Transfer Tax: \$300.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 3639644106,
0848497841

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SAVANNAH, GA 31405

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHATHAM

FILE #: **7375JW**

THIS INDENTURE made this **14th** day of **March 2023**, between **JEFTE FLORES**, as party of the first part, hereinafter called Grantor, and **POOLER 123 LLC**, a **Georgia limited liability company**, as party 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 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, the following-described property:

All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, known and designated upon the map or plan of Eunice Ray Subdivision, being a Subdivision of the Remaining Portion of Parcel "D" of the Florence V. Britt Tract of a Portion of Beverly Plantation, 7th G.M.D. of record in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 19-S, Page 47, as Lot Number D-TWO (2). Said lot being bounded on the West by Lot D-THREE (3), said Subdivision; on the North by the remaining portion of Parcel "C"; on the East by Quacco Road; and on the South by lands now or formerly of Toy and Evelyn H. Davis.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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**.