

Deed Book 67593 Pg 111
Filed and Recorded Feb-16-2024 04:34pm
2024-0022556
Real Estate Transfer Tax \$0.00
CHE ALEXANDER
Clerk of Superior Court
Fulton County, Georgia

Return recorded documents to:

THIS SPACE FOR THE CLERK'S USE

DUMVIVI LLC
1465 South Gordon St SW
Atlanta, Georgia 30310

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, Made the 16th day of February, 2024 by and between:

GDP519 LLC as party or parties of the first part, hereinafter called Grantor, and **DUMVIVI LLC** 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 ONE DOLLARS (\$1.00), and Other Good and Valuable Consideration, 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, confirmed and forever assigned unto the said Grantee, its successors and assigns, and by these presents does grant, bargain, sell, alien, convey, confirm, and assigns, and forever assign unto Grantee, its successors and assigns, all of Grantor's right, title, and interest, all property rights, including personal property rights, which Grantor had, has or may have interest in and to the following described property:

LEGAL DESCRIPTION OF THE PROPERTY SEE EXHIBIT A

The purpose of this document is to confirm, transfer and assign to Grantee all of Grantor's right, title, and interest, if any, in and to that certain property described herein and to further assign to Grantee all of Grantor's personal property rights, if any, to any excess funds related to or arising from the property and/ or any tax sale as well as any judicial or non-judicial foreclosures thereof. It is the express understanding of Grantee that should Grantor hold no current interest in the property described herein or personalty related thereto, then Grantee shall have no recourse against Grantor whatsoever with respect to this conveyance.

Tax Parcel ID: 14 0085-0013-103-6

**Address: 1465 South Gordon St SW
ATLANTA GA 30310**

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 behalf of the said party of the second part, their heirs and assigns forever in FEE SIMPLE.

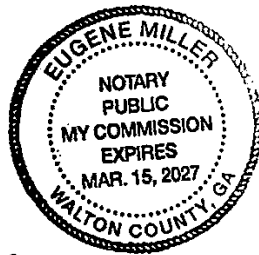
IN WITNESS WHEREOF, the Grantor has signed and sealed this assignment, the day and document, the day and year above written.


Signed, sealed and delivered in presence of the undersigned:

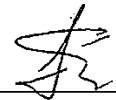
Subscribed and sworn to before me, this

16 day of Feb

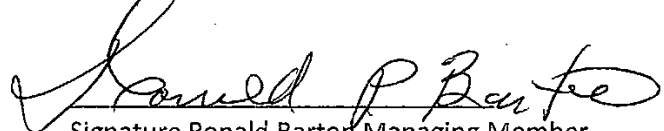
(Notary Seal:)




(Signature of Notary)


WITNESS

GRANTOR:


Signature Ronald Barton Managing Member
of GDP519 LLC

Deed Book 57955 Pg 599
CTHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

EXHIBIT A

LEGAL DESCRIPTION

Property Address: 1465 South Gordon Street SW, Atlanta, GA 30310)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 140 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING LOT 5, BLOCK G OF MAP OF WEST END PARK, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 100, FULTON COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED PROPERTY KNOWN AS 1465 SOUTH GORDON STREET, ATLANTA, GA.

PARCEL ID NUMBER: 14-0140-0007-058-3

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Deed Book 66057 Pg 333
CTHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

Deed Book 67593 Pg 113
CHE ALEXANDER
Clerk of Superior Court
Fulton County, Georgia