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$84.80 PT-61 Tax
PT 61: 104-2026-000390
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This document was prepared by:
Next Title & Escrow, LLC
6116 Shallowford Rd. #117
Chattanooga, TN 37421

Warranty Deed

WARRANTY DEED, made this 24th day of April, 2026 by and between **Sarah J. Greene** ("grantor") and **Barrington Acquisitions, LLC a Georgia Limited Liability Company** ("grantee")

THE GRANTOR, for and in consideration of the sum of EIGHTY FOUR THOUSAND EIGHT HUNDRED AND 00/100 the receipt and sufficiency of which is hereby grant, bargain, self and convey unto the grantee his/her heirs and assigns, the following described premises located in the county of MORGAN, state of GA, described as follows:

All that tract or parcel of land together with the permanent improvements located thereon and connected therewith, the same situate, lying and being in Land Lot 280 of the 278th GMD, 4th Land District, Morgan County, Georgia, the same containing one acre (1.00), more or less, and being more particularly shown on plat prepared by RV Baldwin, GRLS #2655, dated February 12, 1999 and recorded in Plat Book 25, Page 121, Morgan County Deed Records, which plat is by this reference incorporated herein in aid of this description.

SUBJECT TO Right of Easement recorded in Book 548, Page 824, in the Office of the Clerk of Superior Court of Morgan County, Georgia.
SUBJECT TO Restrictions, Dedications, Conditions, Reservations, Easements and other matters on the Plat Book 25, Page 121, in the Office of the Clerk of Superior Court for Morgan County, Georgia.

Being the same property as conveyed from Two Lane Ventures, LLC, a limited liability company conveyed to Sarah J. Greene by Warrant Deed dated September 15, 2015 recorded September 17, 2015, n the Office of the Clerk of Superior Court Morgan County, Georgia in Book 546, Page 398.
Being commonly known as 1760 Cedar Grove Road Buckhead, GA 30625
Parcel ID: 059 069

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey the same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the 24th day of April, 2026

Sarah J. Greene

Sarah J. Greene

Unofficial Witness

Notary Public

(SEAL)

GRACE MARTIN
NOTARY PUBLIC
CLARKE COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 08, 2028