

Recording requested by:
Allen Law Group-Dana S. Fleming, PC

After Recording Return To:
Allen Law Group-Dana S. Fleming, PC
2550 Heritage Court Se Ste 100
Atlanta GA 30339

File Number: 23-GA-2796
Parcel ID: H04-02018000

BK:19282 PG:1996-1997

Filed and Recorded
Aug-21-2023 08:01 AM
DOC# 2023 - 019534
Real Estate Transfer Tax
Paid: \$ 265.00
0752023006041
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 4375428105

LIMITED WARRANTY DEED

THIS INDENTURE, made this ___18th___ day of August, 2023 between **Fidelity IV Investments LLC, a Delaware Limited Liability Company**, of the State of California, hereinafter collectively called Grantor , and **Shevoy Junior Brown, Joan Watt, and Christine Elizabeth Dunkley**, as joint tenants with right of survivorship, of the State of Georgia, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, align, convey and consign unto the Grantees, the following described real estate:

All that tract or parcel of land lying and being in the City of Hampton, Henry County, Georgia, and being Lot 6, Block "A" of Triangular Homes Subdivision, as shown in a plat of said Subdivision dated February, 1960, by Griffin Eng. & Mfg. Co. and recorded in Plat Book 2, Page 281, of Henry County Records, to which reference is made for the purpose of incorporating same as a part herein.

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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property, unto the Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, I, the said, **Grantor**, hereunto set by hands and seals this 16 day of August, 2023.

Fidelity IV Investments LLC, a Delaware Limited Liability Company

By:

Fidel Fernandez
Fidel Fernandez, Sole Managing-Member

STATE OF ~~GEORGIA~~ HAWAII
COUNTY OF ~~DEKALB~~ HONOLULU

Gerina K. Aleka-Hanohano
My Commission Expires: June 3, 2024

Signed, sealed and delivered before me, this 16 day of August, 2023.

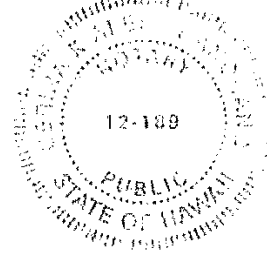
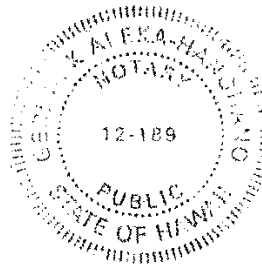
☐ Personally Known
☒ Produced Identification

Type and # of ID GA DL D4954422

[Signature]
Unofficial Witness

[Signature]
Signature Notary

Gerina K. Aleka-Hanohano
Name of Notary Typed, Stamped, or Printed
Notary Public, State of Georgia
HAWAII



NOTARY CERTIFICATION

Doc. Date: 08/16/23 # Pages: 4

Name: Gerina K. Aleka-Hanohano First Circuit

Doc. Description: WARRANTY DEED

[Signature]
Notary Signature

08/16/23
Date

After Recording Return To:
Allen Law Group-Dana S. Fleming, PC

File Number: 23-GA-2796
Parcel ID: H04-02018000

STATE OF: *New York*

COUNTY OF: *Nassau*

SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **Joan Watt**, have, made constituted and appointed, and do by these presents make, constitute and appoint **Shevoy Junior Brown**, for me, and in my name, place and stead, for the purpose of signing any and all Security Deeds, Affidavits, Note(s), Warranty Deed(s), closing disclosures, settlement statements, guaranty agreements and any and all other documents incidental and relating to the PURCHASE of the property known as:

All that tract or parcel of land lying and being in the City of Hampton, Henry County, Georgia, and being Lot 6, Block "A" of Triangular Homes Subdivision, as shown in a plat of said Subdivision dated February, 1960, by Griffin Eng. & Mfg. Co. and recorded in Plat Book 2, Page 281, of Henry County Records, to which reference is made for the purpose of incorporating same as a part herein.

Also Known as: **29 Woolsey Road, Hampton GA 30228**

I FURTHER HEREBY make, constitute and appoint my aforesaid Attorney-in-fact to sign, seal and acknowledge and deliver the same, and do all such acts, matters and things in relation to the PURCHASE of said property located in **Henry County, Georgia**, as I might or could do if acting personally. Said authority shall include, but not be limited to, signing my name to all documents such as settlement statements, affidavits and other documents to effectuate and evidence said transaction.

FURTHER, THIS POWER OF ATTORNEY shall remain in full force and effect until revoked, suspended or terminated by a document executed and acknowledged by me. This Power of Attorney shall be binding on me, my heirs, successors, assigns, executors, administrators and personal representatives, and any person receiving this Power of Attorney shall be entitled to rely on the authority herein given until and unless a document expressly revoking the powers herein given is recorded among the aforesaid Land Records.

NOTWITHSTANDING anything herein contained to the contrary, this Power of Attorney shall not terminate or be affected or impaired by my disability, it being my express intention that this Power of Attorney shall survive my disability.

Joan Watt
Joan Watt

STATE OF: New York
COUNTY OF: Nassau

Signed, sealed and delivered before me, this 14th day of August, 2023.

☒ Personally Known
☐ Produced Identification

Type and # of ID _____

KBell
Unofficial Witness

Delmy Oneida Ventura
Signature Notary

Delmy Oneida Ventura
Name of Notary Typed, Stamped, or Printed
Notary Public, State of ~~Georgia~~ NY

DELMY ONEIDA VENTURA
Notary Public, State of New York
No. 01VE6424114
Qualified in Nassau County
Commission Expires October 25, 2025

BK:19282 PG:2000-2014
Filed and Recorded
Aug-21-2023 08:01 AM
DOC# 2023 - 019536
Georgia Intangible Tax
Paid: \$ 781.50
SABRIYA HILL
CLERK OF SUPERIOR COURT
HENRY COUNTY, GA
Participant ID: 4375428105

After Recording, Please Return to:
Allen Law Group
2550 Heritage Court SE Ste. 150
Atlanta, GA 30339

When recorded, return to:
Everett Financial, Inc. dba Supreme Lending
Attn: Post Closing Department
14801 Quorum Drive, Suite 300
Dallas, TX 75254

PIN# H04-02018000

LOAN #: 290001682442

[Space Above This Line For Recording Data]

SECURITY DEED COVER PAGE

This Cover Page MUST be attached with your recordable document

DATE OF DOCUMENT: August 18, 2023

NAME(S) OF SIGNATORIES/GRANTOR: Shevoy Junior Brown AND Christine Elizabeth Dunkley
AND Joan Watt

GRANTEE/LENDER NAME AND MAILING ADDRESS: Everett Financial, Inc. dba Supreme
Lending, 14801 Quorum Drive, Suite 300, Dallas, TX 75254

MAP AND PARCEL IDENTIFICATION:
APN #: H04-02018000

ORIGINAL LOAN AMOUNT: \$260,200.00

MATURITY DATE FOR SUCH DEBT: September 1, 2053

INTANGIBLE RECORDING TAX AMOUNT, IF ANY,
IMPOSED ON SUCH DEED TO SECURE DEBT: \$1781.50

CITATION TO THE AUTHORITY PROVIDING FOR AN
EXEMPTION OF SUCH TAX IF NO INTANGIBLE TAX IS IMPOSED: Rule 560-11-8-.14

Georgia Code Section 44-14-63(b) in Chapter 14 of Title 4
ICE Mortgage Technology, Inc.

GACOVER 0223
GACOVER (CLS)

