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Record and Return to:
GOGGANS, STUTZMAN, HUDSON, WILSON & MIZE, LLP
990 HAMMOND DRIVE, STE 300, BLDG 1
ATLANTA, GA 30328
1-23-GBTJC-11829

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Fulton

THIS INDENTURE, made the 27th day of November, 2023, between

TPG ECCO PARK, LLC,

of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Lauren Ashley Ender and Jack Wilson
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,

of the State of Georgia, 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 dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 754 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 60, of Ecco Park Subdivision, Phase 2, as per plat thereof recorded in Plat Book 450, Page 1, Fulton County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.

BY ACCEPTANCE OF THIS DEED, GRANTEE, AND ITS SUCCESSORS AND ASSIGNS, EXPRESSLY AND FULLY RELEASES ALL RELATED OR AFFILIATED ENTITIES OF GRANTOR, AND THOSE ENTITIES UNDER COMMON CONTROL OR OWNERSHIP WITH GRANTOR INCLUDING, WITHOUT LIMITATION, THE PROVIDENCE GROUP OF GEORGIA, L.L.C., ALONG WITH EACH OF THE PARTNERS, MEMBERS, MANAGERS, OWNERS, EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS, OF GRANTOR AND ANY OF THE FOREGOING PARTIES SPECIFIED IN THIS SENTENCE (COLLECTIVELY, THE "RELEASED PARTIES"), FROM ANY AND ALL CLAIMS AGAINST ANY OF THEM FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION (INCLUDING, WITHOUT LIMITATION, ANY RIGHTS OF CONTRIBUTION) ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY ALLEGED NEGLIGENCE OF GRANTOR OR ANY OF THE RELEASED PARTIES.

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.