

EXHIBIT B

Deed Book 64664 Page 104
Filed and Recorded 10/18/2021 03:36:00 P
2021-0322156
Real Estate Transfer Tax \$62.50
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2979894615
7067927936

Record and Return to:

Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-23853-21-BH

Parcel ID: 14 0086 0007 075 3

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 14th day of October, 2021 by and between **The Atlanta 10 Group, LLC, a Georgia limited liability company**, as party or parties of the first part, hereinafter called Grantor, and **New Horizon Real Estate, 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 TEN DOLLARS AND NO/100 (\$10.00) AND OTHER 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, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claiming by, through, or under Grantor herein.

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character, located in the lower right portion of the document.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Harry Ferris-Smith
Unofficial Witness

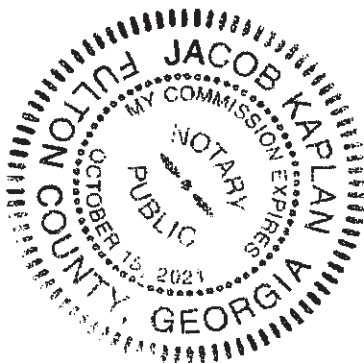
Notary Public

My Commission Expires:

The Atlanta 10 Group, LLC

BY: *Dennis Anderson*
Dennis Anderson
Sole Member

CORPORATE SEAL



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CATHELENE ROBINSON
Clerk of Superior Court

EXHIBIT "A"

File No.: W-23853-21-BH

All that tract or parcel of land lying and being in Land Lot 86 of the 14th District, of Fulton County, Georgia, as per survey of property of C.G. Aycock and The B-X Corporation, dated May 4, 1949, by Harold L. Bush, Reg. Surveyor and more particularly described as follows: Beginning at a point on the North side of Rockwell Street (60.2) feet West of Northwest corner of Rockwell and Coleman Streets at an iron pin; thence Northerly (75) feet to an iron pin and the South side of a (10) foot alley; thence West (34) feet to an iron pin; thence Southerly (75) feet to an iron pin and the North side of Rockwell Street; thence Easterly along the North side of Rockwell Street (35.2) feet to an iron pin and the point of beginning. The same being improved property known as #503-505 Rockwell Street, S.W. according to the present system of numbering houses in the City of Atlanta, Georgia.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the left.