

EXHIBIT C

Deed Book 63646 Page 148
Filed and Recorded 04/27/2021 10:01:00 AM
2021-0167385
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2979894615
7067927936

Record and Return to:
Weissman, P.C.
One Alliance Center
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

Our File: **W-09941-21-BH**
Parcel: 14 -0086-0007-075-3
503 Rockwell Street, SW

***Deed Preparation Only

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 19th day of April, 2021, by and between **ALL LEGAL HUSTLES, LLC**, a State of Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and **THE ATLANTA 10 GROUP, LLC**, a State of Georgia Limited Liability Company, 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:

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.

Tax ID#: 14-0086-0007-075-3

Deed Book 63646 Page 149
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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 whomsoever.

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:

Unofficial Witness

Notary Public

My Commission Expires:

ALL LEGAL HUSTLES, LLC

By:

Charles Hill, Sole Member/Manager

(Seal)



Deed (Warranty)

503 Rockwell St SW