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Type: GEORGIA LAND RECORDS
Recorded: 6/19/2025 5:26:00 PM
Fee Amt: \$252.00 Page 1 of 3
Transfer Tax: \$227.00
Houston County Georgia
Terri L Childers Clerk of Superior Court

BK 10667 PG 493 - 495

David S. Hollingsworth\kr
Smith, Hawkins, Hollingsworth & Reeves, LLP
PO Box 6495
Macon, Georgia 31208

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**STATE OF GEORGIA
COUNTY OF BIBB**

LIMITED WARRANTY DEED

THIS INDENTURE made this 21st day of May, 2025 by and between **Vijay Properties, LLC**, a Georgia limited liability company, Party of the First Part and **SOHO Crossing, LLC**, a Georgia limited liability company, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, its successors, legal representatives and assigns the following described property, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO FOR A MORE COMPLETE DESCRIPTION
OF THE PROPERTY.**


TO HAVE AND TO HOLD the said bargained premises together with all and singular the rights, members and appurtenances thereof to the same being, belonging in or to any wise appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors, legal representatives and assigns, **IN FEE SIMPLE**.

The said Party of the First Part, for its successors, legal representatives, and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, its successors, legal representatives and assigns, against the lawful claims of all persons owing, holding or claiming by, through or under the said Party of the First Part.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal and delivered these presents, the day and year above written.

VIJAY PROPERTIES, LLC

By: Alpha Pi Square Limited Partnership
its sole member

By  (L.S.)
Aruna Pillai, general partner

By: Anilkumar Vasu Pillai (S.S.)
Anilkumar Vasu Pillai, general partner

Sworn to and subscribed before me
this 21st day of May, 2025.

Witness Scott Lee 1/1

Witness
Jean M. Hamore
 Notary Public, State of Georgia

Notary Public, State of Georgia
My Commission Expires:

April 16, 2020



EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth Land District of Houston County, Georgia, and designated as Parcel 77-81, comprising 0.91 acres, as shown on a plat of survey of said Property entitled "Boundary Survey for LeClay, Inc., prepared by McDougald & Associates, certified by James R. McDougald, G.L.R.S. No. 2702, dated November 15, 2002 a copy of said plat being recorded in Plat Book 60, Page 10, Clerk's Office, Houston Superior Court. Said plat and recorded copy thereof are incorporated herein by reference for all purchases.

TAX PARCEL 00077 0 081 000