

BLACK COFFEE CO.

## **TRANSPORTATION**

## City Council starting e-bike rebate program

As an incentive, Atlanta residents could get back up to \$2,000 from their energy-efficient purchase.

**TYLER WILKINS, 10A** 



## **RESTAURANTS**

## Chef shares more details about food hall eatery

Hector Santiago is opening La Metro at Ponce City Market, which will serve tapas and Spanish small plates.

CHRIS FUHRMEISTER, 14A

## HOTELS

## Investment group closes \$1B fund

Noble remains focused on acquiring, developing select-service and extendedstay hotels in the Sunbelt.

AMY WENK, 16A

## ATLANTA BUSINESS CHRONICLE

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## BIZHUB

The topics that defined the week in business

## **POWER MOVES**



### **PIETER UITTENBOGAARD**

New gig: Executive vice president of growth and strategy at **Fusion Connect** 

Old gig: EVP of strategy and marketing at Fusion Connect for six months; 11 years at Microsoft

Start date: January 2024

Replacing: Mario DeRiggi, chief revenue officer, who is retiring

What we are watching: He will report directly to CEO Brian Crotty. The cloud communications company also hired two new sales executives.



### **EDWARD "TED" GILLESPIE**

New gig: Partner at Kutak Rock

Current gig: Attorney focused on new markets credit transactions and real

estate financing and acquisition Start date: Jan. 1

What we are watching: The law firm has more than 550 attorneys and 19 offices across the country, including one in Buckhead. Gillespie has experience in real estate transactions, zoning and government compliance.



## **CRAIG PORTWOOD**

New gig: Executive director of Extra Special People Inc. **Athens** 

Previous gig: Associate vice president of alumni and main campus operations at Georgia Military College in Milledgeville

Start date: Jan. 22

Replacing: Laura Hope Whitaker, now

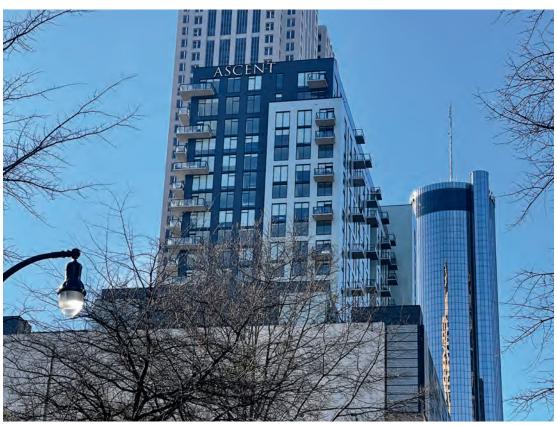
What we are watching: He will be the first new executive director in Athens in 19 years. ESP works with people with disabilities and their families.

## **BIG NUMBER**

373,000

The typical expected home value in Atlanta this year, about 7% higher than the U.S. average. The average mortgage payment for an Atlanta homebuyer should reach \$2,701.

Source: Zillow Group Inc.



BYRON F. SMALL LABO

## AN AFFORDABLE DOWNTOWN

One question lingers over the future of Downtown: Is there enough demand for housing?

New data from real estate analyst Haddow & Co. suggests the answer is yes. A bigger question is how much longer the district will remain an affordable alternative to other parts of intown. The average monthly rent for Downtown apartment properties has risen 27% over the past two years, according to Haddow & Co. That perspective might get lost amid current U.S. oversupply in the multifamily property sector. But there is reason to think once that corrects, Downtown rents will begin rising.

Consider Ascent Peachtree, a relatively new Downtown tower that was posting rental rates that averaged almost \$3,000 per month in the first quarter of 2023, according to Haddow & Co. By the third quarter, rates had plummeted on average by about \$300 per month, Haddow & Co. said. Even so, that still beats many Midtown high-rises, which typically feature some of the highest rates in the city, Haddow & Co. reports.

If rent growth rebounds, it could bolster the case for further apartment construction. One project to watch this dynamic play out this year and into 2025 is the remaking of South Downtown.

A venture led by Atlanta tech entrepreneur David Cummings is stepping in to buy the former Newport RE South Downtown portfolio that was headed to foreclosure. The new venture aims to control and revive those historic **Housing demand:** *Rental rates at Ascent* Peachtree, a 29-story apartment tower, had reached a record for Downtown in early 2023 before declining later that year.

properties into a walkable startup community interwoven with new low-rise housing.

Ladson Haddow, managing partner with Haddow & Co., said, "Having a local investor and entrepreneur with a long-term investment horizon tackle this property assemblage should benefit the area greatly."

How might the city support that effort with urban planning and economic development policies? Months ago, between Newport's efforts collapsing and Cummings stepping up, Mayor Andre Dickens had fretted that South Downtown had been disinvested in for too long, according to emails obtained by the Chronicle through an open request with his office. The mayor described how the city was aiming to reach more local housing developers and spur South Downtown activity with

In a statement to the Chronicle, the mayor's spokesperson Michael Smith cited Dickens' decision to purchase Downtown's 2 Peachtree for affordable housing revitalization. That move sent a strong signal to the market that the city is "committed to creating a strong, vibrant Downtown," Smith said.

- Douglas Sams

## QUOTABLE



"You should expect us to continue to find ways in which to invest heavily in our hometown."

MIT SHAH, CEO of Noble Investment Group, which closed a \$1 billion fund. More on page 16A.



"A lot of people are setting budgets now. The labor force strength is the strongest it's been since **January 2021.**"

ZACK FRITZ, an economist at **Associated Builders** and Contractors

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## BIZHUB

The topics that defined the week in business

THE INSIDER

By Byron E. Small | Photographer, bsmall@bizjournals.com





As part of Martin Luther King Jr.'s birthday, we spotlight Operation Hope, an Atlanta organization focused on providing opportunities for underserved communities. See page 12A for similar coverage.

## **HOPE GLOBAL FORUMS**

## Making capital work

CEOs and execs from around the U.S. attended last month's 2023 Hope Global Forums at the Hyatt Regency Hotel. This year's aim was to "make the case for optimism."

Left: Carol Tomé, CEO of UPS, with John Hope Bryant, founder, chairman & CEO of Operation Hope Inc.



Ed Bastian, CEO of Delta Air Lines Inc., in conversation with Hope Bryant.



# Rivian EV Manufacturing Facility Social Circle, Georgia

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## REAL ESTATE NEWS

By Savannah Sicurella | Reporter



## **FUTURE MERGES WITH PAST**

## FIRST LOCATIONS OF TECH **ECOSYSTEM OPEN**

## Latest effort in South Downtown moves ahead

Tech companies filling buildings dating back to the Civil War is one big allegory for Atlanta's past merging with innovation for the future.

And future is certainly the word to use: over the next 40 years, a venture led by Atlanta entrepreneurs Cummings and Jon Birdsong wants to transform 10 city blocks into a startup ecosystem.

The first pop-up space opened less than a month after the initial project was pitched. It's located in the former Newport RE marketing center at 170 Mitchell St.

Two other locations are planned in the near future. Space in the former Sylvan Hotel, part of Hotel Row on Mitchell Street, will open in December.

Another will open in the Liquid Carbonics building on Nelson Street at a date yet to be determined.

The entrepreneurs' plan is the latest effort in taking hold of a



BYRON E. SMALL | ABC

portfolio assembled by German real estate firm Newport, which invested at least \$155 million into acquiring and restoring over 50 buildings and surface lots that make up Atlanta's first commercial district, including Hotel Row, 222 Mitchell and properties along Broad and Peachtree streets.

Newport stopped funding the redevelopment this year after a David Cummings is CEO of Atlanta Ventures.

historic rise in interest rates and a pullback from lenders jolted the U.S. commercial property sector.

In July, Atlanta real estate company Braden Fellman Group went under contract to take over the portfolio, but the deal collapsed in October.

Cummings and Birdsong, partners in Atlanta Ventures, are hoping to replicate the success of

Atlanta Tech Village, a Buckhead entrepreneurship center that has nurtured more than 300 startups, including unicorns Calendly and Salesloft.

The former Newport portfolio will likely cost tens of millions of dollars to acquire.

"It's taking an unpolished jewel and seeing what it can be," Cummings told the Chronicle.

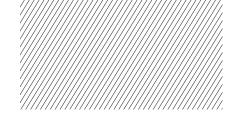
## **DEEPER DIVE**

## **Q4 2023 OFFICE STATS**

Compared with Q3 2023

- AVAILABILITY RATE: 32.0% Q3: 30.7%
- NET ABSORPTION: -1.1 MILLION SF Q3: -424,100
- UNDER CONSTRUCTION: 2.04 SF Q3: 2.3 million
- DIRECT LEASE RATE: \$30.79 Q3: 30.53
- CLASS A LEASE RATE: \$32.99 Q3: 32.83

Source: CBRE



## **SUBURBAN OFFICE**

## NEW LANDLORD WANTS COMPETITIVE COMPLEX

Four decades-old office buildings in Sandy Springs have been acquired at a steep discount by an Atlanta firm hoping to offer competitive rents, a strategy other firms will likely follow this year.

Affiliates of Insignia LLC took title to 30 acres of a commercial property tied to a \$60 million loan from Wells Fargo Bank, according to Fulton County property deeds. Insignia paid \$34.5 million for the

"Right now, we're trying to get our arms around the property," said Insignia Managing Director Chaz Lazarian. "With the low acquisition basis, we think we can compete in the marketplace, including sublease space. We think it's a great

The combined vacancy of the four buildings part of Embassy Row is 55%. Two of its largest tenants are Newell Brands and American InterContinental University, a for-profit university.

Insignia acquired the properties through a deed in lieu of foreclosure, a process that allows the landlord to



TIM GLOVER VIA THE WILBERT GROUP Several companies fill the five-building Embassy Row along GA 400 and I-285.

hand over a property to another entity instead of beginning the foreclosure process. It's less costly and arduous than a foreclosure. Earlier this month, the W Hotel Atlanta Downtown also transferred to a new owner through a deed in lieu of foreclosure.

## ► TRANSACTIONS

## LARGEST OFFICE DEALS **OF THE QUARTER**

## ■ U.S. General Services Administration

Size: 94,610 square feet Where: 2233 SE Lake Park Dr. Behind the deal: Julie Rayfield, Tom Mazzucca and Erik Weiss with Savills represented GSA.

## **■ GE Vernova**

Size: 77,160 square feet Where: 600 Galleria Pkwy. Behind the deal: Glenn Dyke, Sam Holmes, Brent Woodruff and John Shlesinger with CBRE represented GE Vernova. Adam Viente and Jeff Bellamy with Jones Lang LaSalle (JLL) represented the landlord.

## ■ OneTrust LLC

Size: 73,500 square feet Where: Fourth Ward Offices Behind the deal: David Rubenstein, John Flack, Bo Keatley and Cory Hall of Savills represented OneTrust. Aileen Almassy with Cushman & Wakefield leases Fourth Ward on behalf of the landlord.

**6A** | ATLANTA BUSINESS CHRONICLE JANUARY 12-18, 2024

## REAL ESTATE NEWS

SPOTLIGHT: COMMERCIAL REAL ESTATE FORECAST



High interest rates. Rising costs. Economic uncertainty. ¶ It may be a new year, but many of the trends and challenges remain for metro Atlanta's commercial real estate market. ¶ Atlanta Business Chronicle asked CRE leaders to share their insights for 2024 and beyond, as well as what areas their organizations are keeping an eye on this year. ¶ Their responses have been edited for clarity and space.

BY MELANIE LASOFF LEVS • MLEVS@BIZJOURNALS.COM



ALLISON GRIFFIN BITTEL senior managing director at Savills

**Trends:** "The commercial real estate landscape in metro Atlanta is marked by a continued distress among office landlords, although this impact is notably uneven across various sectors. Significantly, there's a distinct 'flight-to-quality' trend, where buildings [with] top-tier amenities are outshining others in market performance.

"Moreover, buildings grappling with impending loan maturities are facing increased foreclosure risks. This is a consequence of the current economic climate marked by rising interest rates, more stringent loan-underwriting standards, and a shift in lender and investor sentiments — particularly a reduced appetite for office space investments."

Hot and up-and-coming areas: "The Old Fourth Ward, especially adjacent to the Eastside BeltLine, continues to be the epicenter of commercial real estate activity in metro Atlanta. In 2024, this trend is expected to persist, given the area's soaring rental rates and its appeal as a vibrant, dynamic hub."



**AMY FINGERHUT** senior vice president of advisory and transaction services, retail, at CBRE

**Trends:** "Retail users [are] shrinking their footprints, mainly to lessen their overhead costs and occupancy costs. We've begun to see some big-box users move into smaller footprints. If they shrink their footprint, they don't have to carry as much inventory, which will lower their expenses.

"When it comes to restaurants, there are a few trends that worry me. We're seeing a lot of repetition. For example, there are so many new breakfast concepts opening. They just can't all survive. Eatertainment is another one. As the economy slows and people begin to spend less on experiences, eatertainment could be the first hit.

"A third trend I'm following is what I call 'resimercial,' or commercial space built within a residential project, like ground-floor retail below a high-rise apartment. The thinking today seems to be that all new projects need some sort of commercial spaces within them, but I don't believe this is sustainable."



**GREGG METCALF** executive vice president with JLL

Challenges: "From an office perspective, the rise of hybrid work and evolving office requirements present a challenge of repurposing surplus office space. To address this shift, CRE professionals are focusing on creative adaptive reuse projects, exploring alternative uses for underutilized office properties, and incorporating flexible and amenity-rich spaces to attract tenants."

Hot, up-and-coming areas: "The 'hottest' areas for commercial real estate development in metro Atlanta are those with an urban edge: versatile, mixed-use developments. Midtown stands out, with a notable increase in completed projects since 2021. Additionally, developments like The Works in the Chattahoochee Avenue corridor, The Battery in the northwest and Avalon in Alpharetta generate considerable excitement as urban-edge oasis destinations."

JANUARY 12-18, 2024 ATLANTA BUSINESS CHRONICLE | **7A** 



HEIDI SWYGERT
vice president, project and development
services at JLL

Biggest projects for 2024: "We're excited to be working on Truist's new Class-A office building in The Battery, which is one of the largest projects currently underway in Atlanta. The 250,000-square-foot building will be home to approximately 1,000 teammates. JLL is involved in managing the interior buildout and the ground-up construction. Truist made the strategic decision to relocate from Buckhead to Cobb County. This move underscores the trend we're seeing of companies recognizing the importance of occupying office space in high-energy, mixed-use environments. The building's core and shell will deliver fall 2024, with the interiors delivering summer 2025."



**DONALD WASHINGTON JR.** founding principal of Bolster Real Estate Partners

Trends: Mixed-use developments, the integration of residential, commercial and entertainment spaces into single developments; sustainability and green initiatives [such as] environmentally friendly designs, LEED certifications and energy-efficient buildings; adapting to remote work, which has resulted in a 64% year-over-year decline in commercial real estate investment and an 18.2% office vacancy rate, the highest in 30 years; office-to-residential, the Biden Administration's new multi-billion-dollar plan to repurpose vacant office spaces into affordable, energy-efficient housing.

**Hot, up-and-coming area:** "We are considering emerging areas such as the West End due to its moderate affordability, growing middle class and transit-oriented development opportunities."



**RYAN WOODS** associate principal with Beck Architecture

**Biggest projects for 2024:** "We are currently putting the finishing touches on the 184 Forsyth rapid housing project for the City of Atlanta. This was a fast-paced project where we repurposed shipping containers donated by the state of Georgia and converted them into 40 units of housing for the previously unhoused around the Garnett MARTA station.

"We started the design in September 2023 and are wrapping up construction now, with an official opening this month. This project has been incredibly challenging but equally rewarding. Moving forward, we hope to capitalize on the success of that project and help with more in the coming years."



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## CIVIC ATLANTA

By Crystal Edmonson | Sr. Editor, Community Engagement and Live Journalism

### **BATTLE FOR THE BRAIN**

## COMPETITION TO DELIVER FUN, FUNDS FOR ALZHEIMER'S

With less than three weeks until the annual Battle of the Brain lip sync competition Feb. 1, the nonprofit Daughters Against Alzheimer's has raised more than \$900,000 of its \$1.5 million goal.

"We never rest on our laurels," said Susan Watson, co-founder of Daughters Against Alzheimer's. "We raise our goal every year."

It surpassed its \$1 million goal last year.

Proceeds from the event will go to Emory University's Goizueta Alzheimer's Disease Research Center, specifically to fund research and development of early diagnostics.

Some studies show changes in the brain can begin 20 years before symptoms are evident.

Alzheimer's effects 6.7 million Americans and their families, including Watson's and fellow co-founder Michelle Rooks'

"I think because Battle for the Brain has such a fun nature to it, for people who are too heartbroken to face the disease with traditional fundraising ways [such as a gala], it really gives them a safe, fun community where they can actually join in and make a difference," Rooks told Atlanta Business Chronicle.

This year's lip sync competition will include 250 performers from companies including Morgan Stanley, Miller Zell and Delta Air Lines Inc.

The event is scheduled to take place at the Coca-Cola Roxy at The Battery Atlanta in Cobb County.



CASEY SYKES

A lip sync team from Morgan Stanley impersonates everyone from ZZ Top to Prince to Stevie Wonder during last year's event.



## **ON LEADERSHIP**



BIOLYTE

Biolyte CEO Jesslyn Rollins attending a trade show to market the company's medical grade hydration beverage.

## FOUNDER'S BEVERAGE FINDING ITS NICHE

## Biolyte CEO competing in crowded hydration market

When you go to the pharmacy to pick up your medicine, Jesslyn Rollins says she hopes you'll leave room in your basket for something else: Biolyte.

"If you've got a [stomach] bug or a flu bug, we're going to make sure that Biolyte is extremely visible in that pharmacy," said Rollins, CEO of Biolyte.

The Atlanta-based company is competing against household names including Gatorade, Powerade and Pedialyte.

But in 2024, it is focusing on its niche

"We are going to lean heavily on our medical roots," Rollins said as the company enters its seventh year.

Biolyte was founded in 2017 as

a solution for severe dehydration. Rollins' mother was battling breast cancer and could not endure her treatment without receiving electrolytes. Her father, Dr. Luther "Trey" Rollins, a board-certified anesthesiologist, used his experience making intravenous (IV) bags to create a drinkable electrolyte beverage. It helped her mother to be able to continue her treatment and beat breast cancer.

By that measure, Biolyte was a success. But the family knew little about business, Jesslyn said during an interview for the podcast "On Leadership with Atlanta Business Chronicle."

"Dad is a physician, mom is a dedicated mom, and I was coming out of the University of Georgia with a major in communications and theater, so when it comes to building a beverage brand we had no frame of reference," Rollins said.

What she did have was persistence.

## "We are going to lean heavily on our medical roots."

### JESSLYN ROLLINS,

CEO of Biolyte, as part of the "On Leadership with Atlanta Business Chronicle" podcast. Biolyte is entering its seventh year. In the early days of the company, Rollins would drive to Atlanta-area schools and sell Biolyte drinks to football players out of the back of her Toyota Highlander.

Then came a contract with Kroger.

The company's revenue grew from \$157,000 in 2017 to a projected \$25 million for 2023.

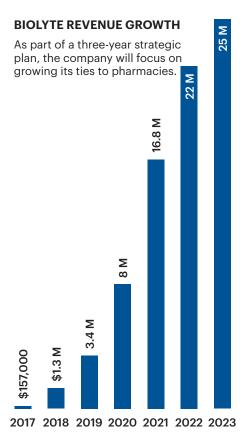
Demand for hydration beverages has grown in recent years, from people looking for a post-workout boost to those recovering after a night of partying.

In 2022, the global electrolyte drinks market had an estimated value of \$33 billion. By 2032, it is expected to grow to \$59 billion.

Major corporations have a stake in the industry including Atlanta-based Coca-Cola Co. (Powerade), PepsiCo (Gatorade), Abbott (Pedialyte), The Vita Coco Company (Vita Coco and Runa) and The Kraft Heinz Company (MioFit).

While their formulas vary, hydration beverages typically aim

cedmonson@bizjournals.com 404-249-1005 @ crystaledmonson



to replace the electrolytes sodium, potassium and magnesium.

Rollins said Biolyte is considered a "medical-grade" hydration beverage.

"This is like a sports drink on steroids," she explained. "You would have to drink close to seven sports drinks to equal the electrolytes in Biolyte."

As part of a three-year strategic plan, the company will focus on growing its ties to pharmacies and helping to treat patients with extreme dehydration.

To listen to past episodes of "On Leadership with Atlanta Business Chronicle," log onto the Chronicle website or scan the QR code. You can also comment on episodes via email at onleadership@bizjournals. com. The podcast is part of the WABE Studios Podcast Network.



## BY THE NUMBERS

The projected health care costs associated with Alzheimer's disease treatment by 2050. Those costs do not include loss in productivity, diminished quality of life and the expense of unpaid family caregiving.

The total lifetime cost of care for a patient with dementia estimated in 2022 dollars, with 70% of those costs borne by the family caregivers in the form of unpaid caregiving and out-of-pocket expenses for items ranging from home health support to medications.

Source: American Journal of Managed Care



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## **GROWTH & TRANSPORTATION**

By Tyler Wilkins | Reporter

## **CLIMATE FRIENDLY**

## Want an e-bike? Atlanta might help you pay for it.

City Council sets aside funds for a rebate program

On a Friday morning, Bennett Foster needed to get his son to school.

Foster's son rarely rides a bike, and he was too tired to do it that morning. The father put his kid on an e-bike, which got them to school in less than 10 minutes. Meanwhile, parents waited in idle cars to drop off their children.

"It's almost like a secret how efficient these things are," said Foster, director of innovation and partnerships for Atlanta Regional Commission's Mobility Services Group.

Foster is playing a part in trying to boost the use of e-bikes among Atlanta residents. On Monday, Atlanta City Council set aside \$1 million for that



BYRON E. SMALL

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The City Council's e-bike program can help hundreds of residents pay for these electric vehicles, which could help with climate and traffic congestion issues.

purpose. Atlanta Regional Commission will administer a rebate program, with 75% of the discounts reserved for indi-

viduals earning at or below \$54,000 per year.

The program aims to expand access

to climate-friendly transportation modes in Atlanta, a city "synonymous with traffic congestion," said City Councilmember Matt Westmoreland. He introduced legislation to study the incentive in 2022 after discussing rebates in other cities during a lunch with Propel ATL executive director Rebecca Serna.

"Atlanta is the poster child for sprawl, and the vast majority of our residents transport themselves in single-occupancy rides," Westmoreland told Atlanta Business Chronicle. "Any extent to which we can make a dent in that will help us from a climate and economic resiliency perspective."

City of Atlanta residents aged 18 and older will be eligible for the rebates, which will tentatively be available starting in spring 2024 and awarded on a quarterly basis through a lottery

CONTINUED ON NEXT PAGE

## 2 0 2 4 ECONOMIC OUTLOOK

ATLANTA BUSINESS CHRONICLE

Thursday, January 18, 2024 | 11:30 a.m. - 1:00 p.m. | Piedmont Driving Club

Please join Atlanta Business Chronicle and Georgia Banking Company as we kick off the year with key insights and intelligence to empower business owners and individuals to maximize growth and profitability in these uncertain economic times. Our expert panelists will take a forward-looking approach to the 2024 economy in exploring what to expect at a macro level, and areas of anticipated growth and retraction by industry. Business owners, leaders and individuals will want to attend to learn about actionable steps to take now to prepare for what's ahead and maximize opportunities in the coming year.

## **KEYNOTE SPEAKER**



Dr. Raphael
W. Bostic
President and CEO,

President and CEO, Federal Reserve Bank of Atlanta





Marietta Edmunds Zakas

President and CEO, Mueller Water Products, Inc.



Bartow Morgan

CEO, Georgia Banking Company



Sara Beth Prendeville

President, Brown & Co. Jewelers



Jonathan Rodbell

Co-Founder, Atlanta Property Group



GEORGIA BANKING COMPANY

### CONTINUED FROM PREVIOUS PAGE

system. Recipients will receive a code to use at qualifying bike shops, which will be repaid through the program.

Income-qualified residents will be eligible to receive a \$1,500 rebate for a standard e-bike and \$2,000 for a cargo e-bike. Rebates for other residents will be set at \$500 for a standard e-bike and \$1,000 for a cargo e-bike.

E-bikes tend to be priced anywhere from \$1,000 to \$6,000, Foster said. The annual cost to power an e-bike is less than \$15, significantly cheaper than the cost of fuel for a car.

Propel ATL will conduct outreach to raise awareness of the rebate program, focusing on Southwest and Southside neighborhoods. The nonprofit advocates for safer bicycling and pedestrian infrastructure, which will be important to pair with the rebate program, Westmoreland said.

## ► THEY SAID IT

"As more people continue to move here, we've got to figure out ways to move people around the region



"E-bikes increase access to transit by making it easier and faster to reach a train station or bus stop," said Serna in a statement in a news release. "And a cargo e-bike can be used to haul kids safely to school or run errands, making it possible for a family to own just one car."

About 800 to 1,000 bikes are expected to be purchased through the program. Foster and Westmoreland see value in expanding it in the future to cover rebates for additional residents in Atlanta and other communities in the region.

Boston; Tampa, Florida; and Raleigh, North Carolina are a few of the major cities to distribute e-bike incentives in recent years.

Denver's \$3 million program has put 7,600 e-bikes on the road, reducing the vehicle miles traveled by 165,000 per week and avoiding about 3,000 metric tons of carbon dioxide emissions per year, according to ARC.

## **▶** BIG NUMBERS

33.4M

The miles traveled by vehicles on Fulton County roads in 2022, according to Atlanta Regional Commission.

\$12,879

How much the average Fulton County household spends on annual transportation costs, according to a KB Advisory Group affordability study. Most residents in metro Atlanta commute to work and make other trips by car, which comes with lofty fuel and maintenance expenses.

## **DATA CRUNCH**

## **COMMUTE TIMES ARE ON THE RISE**



BYRON E. SMALL | ABC

The average commute time in Atlanta reached more than 30 minutes in 2022.

As companies limit remote work, Atlanta employees spend more time reaching the office than they did a few years ago.

The average commute time reached 30.9 minutes in 2022, about a minute longer than the previous year, according to recently released U.S. Census data analyzed by Atlanta Regional Commission. The region recorded a high of 32.5 minute in 2019, after which the rate dropped as residents spent more time at home and less time on the roads.

The rise in commute times coincide with an ongoing stream of return-to-office mandates. About 21% of residents in the

11-county region reported working from home in 2022, compared to 24.2% in 2021, according to the Census data. The counties with the highest percentage of remote workers are Forsyth, Fulton and Cobb.

Census data is not available yet to indicate if commute times increased in 2023. But employers are increasingly pushing their workforces to come into the physical workplace more often. United Parcel Service Inc. recently became the largest Georgia public company to require most of its corporate employees to work from the office five days a week.



## 10-MONTH MASTERS

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### **COVER STORY**

Atlanta has long held a unique position in the country as a leader in the discussion of efforts related to Diversity, Equity and Inclusion. As part of the celebration of Martin Luther King Jr.'s birthday, we are highlighting a minority-owned company that's working to fill a gap in an underrepresented industry.

## MORE THAN A GRIND

The Black Coffee Co. is expanding, and it wants to bring a new demographic into the multi-billion-dollar sector

BY ERIC MANDEL | emandel@bizjournals.com

eonard Lightfoot was a late bloomer when it came to coffee.
He didn't start drinking it until after he co-founded a company focused on the \$100-plus-billion industry.
And then more after he had kids.

But that consumption also started alongside his research into the beverage's origins. An electrical engineer by trade, he was fascinated by the ways it can be grown and harvested. Coffee's origin is said to stem to the 15th century, in forests of the Ethiopian plateau.

He has sourced beans from Burundi and countries where there's opportunity to impact local economies. He's learned how different brew methods yield different flavor profiles.

"It can be so different than just the office coffee," he said. "It's all about the experience."

It's that experience that led Lightfoot and a quartet of his childhood friends to launch Black Coffee Co., an unexpected entrepreneurial journey that's in expansion mode thanks in part to a meeting with rapper Killer Mike – and one they hope to pass along to a new generation of Black Atlantans.

"Black people have small representation in the coffee industry," Lightfoot said. "Our opportunity is to increase those numbers. Not necessarily baristas but the technical side. From roasting to equipment manufacturing and repair [to] marketing."

## A coffee company is born

In 2015, Lightfoot, Jamin Butler, Branden Cole, Gino Jones and Christopher Bolden, all high school and college friends, took a trip to the Motown Museum in Detroit. That's where they learned about the parents of Berry Gordy.

The Gordy's created an investment fund, with \$10 monthly contributions from its family members. Berry made a pitch to the family and earned approval for an \$800 loan, which he used to launch the Motown record label.

The visit inspired the friends to form their

GG

**Black people** have small representation in the coffee industry. Our opportunity is to increase those numbers. Not necessarily baristas but the technical side, from roasting to equipment manufacturing and repair [to] marketing.

Leonard Lightfoot, co-founder of Black Coffee Co. own investment club. They pooled together \$50 per month and put it in the stock market. It worked.

"We were early investors in Tesla," said Lightoot, who also works for the Department of Defense.

The next step was to use the model to start a business. But what?

The answer came on a conference call when they realized they were all drinking coffee. Could that work?

"It started as a joke," Lightfoot said.

Until they did research. The global specialty coffee market is estimated to grow to \$51 billion in 2030, according to Grand View Research. That's just a piece of the overall global coffee segment, which Coherent Market Insights valued at \$127 billion in 2022.

It's also an industry that, despite its African roots, is disproportionately white, according to organizations like the Coffee Coalition for Racial Equitym which highlight the scarcity of Black faces beyond entry-level positions.

Three months after the conference call, in February of 2018, the friends went public with a website and social media handles.

Their first product wasn't coffee. It was a mug that read "Woke." In another three months, they'd figured out roasters and started started to sell coffee online.

Their success caught the attention of Michael Render, aka Killer Mike, a political activist who was in the midst of cofounding Greenwood, a financial services company created for Black and Latino customers.

Black Coffee Co. participated in a pop-up event in front of the Killer Mike's SWAG Shop on June 19 – Juneteenth – 2020. It went well, and Render reached out via Instagram to see if they wanted to open a coffee shop inside a multi-use building in Lakewood Heights.

"We spent the next nine months building it out," Lightfoot said.

The more-than-2,000-square-foot flagship





- 1. The flagship Black Coffee Co. is located at 1800 Jonesboro Rd. SE on Atlanta's Southside.
- 2. Black Coffee's first product wasn't coffee. It was a mug that read "Woke."
- 3. Founders of Black Coffee Co. are a group of high school and college friends, from left: Jamin Butler; Branden Cole; Leonard Lightfoot; Gino Jones; and Christopher Bolden.





PHOTOS COURTESY OF BLACK COFFEE CO.

At a glance: Georgia's coffee industry

## 8.000+

Coffee shops in Georgia

## **592M**

Expected 2023 revenue in the coffee market, according to Statista

## 190+

Coffee shops in Atlanta

shop opened Juneteenth 2021. The company sources its coffee beans from fair trade, single-source farms from across the globe, and host community events and a Black Coffee festival that highlights its three primary values: entrepreneurship; financial freedom; and community empowerment.

## **Growth plans**

The Black Coffee Co. will soon be adding some wheels to its operation.

The founders filed an offering statement with the Securities and Exchange Commission outlining a revenue sharing loan for between \$50,000 to \$100,000. They've already surpassed the minimum threshold.

They intend to use the funds to buy a mobile coffee truck and hire more staff. Lightfoot said the company has been in conversations about opening a second location.

"We are trying to expand operations and reach," Lightfoot said.

The company said its revenues more than tripled – from about \$74,000 to more than \$277,000 – between 2021 and 2022. The goal is for sales to top \$1 million by the end of 2024.

In the filing, the company wrote it anticipates needing access to credit in order to support its growth.

"Although interest rates are low, it is still a difficult environment for obtaining credit on favorable terms," according to the filing.

Ensuring these kinds of companies have capital to grow is not only the right thing to do, it is also critical to the overall GDP, said John Hope Bryant, CEO of Operation Hope Inc., which provides financial literacy and economic empowerment tools for youth and adults. He pointed to a 2017 study by Prosperity Now and the Institute for Policy Studies that forecast the median wealth for Black Americans would fall to \$0 by 2053 if the racial wealth gap isn't addressed.

"If Black and brown people are not brought into the economy in 30 years, the whole nation's in trouble," Hope Bryant said. "We will be speaking Mandarin within 15 years. We have got to realize we're better together."

Lightfoot said Black Coffee Co. also wants to be part of that solution, and is in the process of incorporating the Black Coffee Community Empowerment & Economic Development (CEED) Foundation. Its initiatives would focus on workforce development – training high schoolers about roasting and the mechanical side of coffee industry. The aim is to also work with banks to provide financial literacy for the community. They hope to provide new opportunities for other startups, too.

"One of our primary customers are other entrepreneurs," he said. "They use [our shop] as a co-working space. We have an opportunity to provide them resources."



## RESTAURANTS

By Chris Fuhrmeister | Digital Editor

## **NEW DETAILS**

## Ponce City Market's next high-profile restaurant

Chef releases name and other information about new venture

Atlanta chef Hector Santiago released details on his next restaurant opening.



Santiago

Santiago is set to open La Metro inside Ponce City Market's Central Food Hall this summer. Atlanta Business Chronicle on Dec. 12 reported Santiago's new venture.

La Metro, which signed a lease for the

space that housed the recently closed Biltong Bar, will serve tapas and pintxos, Spanish and Basque small plates, in a

CONTINUED ON NEXT PAGE



new La Metro will move into the space in Ponce City Market that recently housed Biltong Bar. The fastcasual restaurant will serve tapas and small plates, as well as seasonal items.

BYRON E. SMALL | ABC



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## CONTINUED FROM PREVIOUS PAGE

fast-casual setting, Santiago said.

The chef announced a few menu items diners can expect at the restaurant. Pintxos include artichoke spread with bread and almonds and montaditos (bite-size sandwiches). There will be tapas such as patatas bravas (crispy potatoes), croquetas, endive with anchovies, garlic-crusted little gems lettuce, and hongos a la plancha

(grilled mushrooms), according to the announcement.

Santiago intends to serve some larger plates, as well. These, called raciones, will include bocadillos (sandwiches), canelones (stuffed pasta rolls), lamb with olives, fidua (paella made with pasta) and seasonal paella, per the announcement.

La Metro's bar menu is expected to feature a variety of Spanish, Portuguese and American beverages. The cocktail list will include a daiquiri amontillado with sherry, rum, sour orange and caster sugar; negroni with rum, vermouth and amaro; and Brandy O.F. with Spanish brandy, citrus, demerara and bitters.

Santiago is an acclaimed chef who has operated restaurants in Atlanta since 2001. A native of Puerto Rico, he has received multiple semifinalist nominations for James Beard Foundation awards.

His first Ponce City Market restaurant, Latino sandwich shop El Super Pan, was one of the original tenants inside the Central Food Hall when it debuted in 2015.

He expanded El Super Pan with a location at The Battery Atlanta in Cobb County in 2018.

Santiago also has El Burro Pollo, a chicken burrito concept, at the Collective Food Hall at CODA in Midtown.

## **BRIEFS**

## A FEW MORE MORSELS

Crooked Culture Brewing is now pouring craft beers at City Center of Cumming. Owners Patrick Leonard and Nick Estes opened the brewery, which serves a range of craft styles created by Leonard and head brewer Geoff Gardner, last month. The brewery also has games and other entertainment. Crooked Culture frequently partners with local restaurants.

## **CLOSING TIME**

Nick's Westside, the casual Brady Avenue restaurant from Atlanta chef Nick Leahy, has closed. Leahy sold the restaurant for an undisclosed price, Steven Josovitz of The Shumacher Group announced. Josovitz, who represented Leahy in the transaction, declined to name the restaurateur taking over the space. Leahy announced the launch of a consulting company called Harvest Hospitality and a forthcoming Johns Creek butcher shop called Vice Kitchen, which he expects to open in February.



Nick Leahy has closed Nick's Westside and launched a consulting company. He also will open a butcher shop.

## **▶** BIG NUMBER

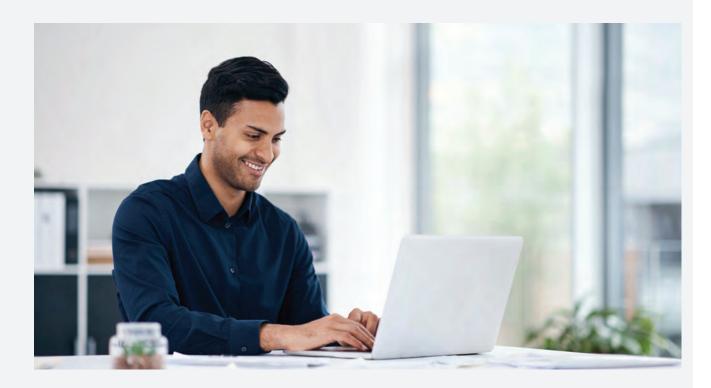
The average expected net capital expenditure for Japan-based restaurant chain Kura Sushi's 12 to 14 new U.S. restaurants scheduled to open this year.

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## HOSPITALITY & BUSINESS TRAVEL

By Amy Wenk | Reporter



### **ALPHARETTA**

## HOTEL OWNER EXPANDS PORTFOLIO

The owner of the centerpiece hotel at Alpharetta's Avalon development is expanding its portfolio in the affluent area.

An affiliate of Crescent Real Estate LLC acquired the 107-key Home2 Suites by Hilton Alpharetta hotel, according to Fulton County property records. The Fort Worth, Texas-based company paid \$21.3 million for the hotel, the records show.

The deal closed Dec. 19. Columbus, Georgia-based RAM Hotels was the seller.

Crescent has owned Hotel at Avalon, the upscale lodging and conference center at the 86-acre project off GA-400, since 2020. The Home2 Suites is less than a mile away.

Alpharetta has become a hub for upscale housing, retail and large corporations. Crescent said it was drawn to the job center and believes it will benefit from a lack of new hotel rooms in the area.

"The prospect of owning two assets that are direct beneficiaries of Avalon and its substantial demand generation was an opportunity that we did not want to miss out on," Jason Anderson, co-CEO of Crescent, said in a release.

Home2 Suites is an extended-stay brand from Hilton Worldwide Holdings Inc. The first Atlanta location launched in 2015 in Downtown. The Alpharetta hotel opened in 2019, according to Crescent. Another Home2 Suites is in the works in Buckhead near Piedmont Atlanta Hospital.

New hotel development has slowed amid a challenging financing environment and high construction costs. But, hotel transaction activity could pick up this year if interest rates begin to drop, Tim Dick, executive vice president with CBRE Hotels, said in a December interview.

## NOBLE INVESTMENT CLOSES \$1 BILLION FUND

## Its CEO said he sees opportunity in the current economic cycle

Noble Investment Group closed a \$1 billion fund during one of the "most opportunistic" economic times in the Atlanta hotel investor's 31-year history, said CEO Mit Shah.

It's Noble's fifth and largest real estate fund to date. It closed Dec. 28 with 25 investors, a mix of public state pension plans, corporate pensions, endowments, foundations, insurance companies and wealth management funds. That includes \$150 million from Host Hotels & Resorts, which announced a joint venture with Noble in 2022.

Noble remains focused on acquiring and developing select-service and extended-stay hotels, especially in Sunbelt markets. Since 2021, the company has completed \$2 billion of new investments.

Noble sees opportunity in the current economic cycle. While hotels are performing well, billions in hotel loans are coming due when interest rates are high and it's difficult to refinance. At the same time, many hotels put off renovations during the pandemic and need capital to upgrade their properties.

"Our best investments came after the great financial crisis [of 2008], and it was because of the exact same thing," Shah said.

Consider that the W Hotel Atlanta Downtown was just acquired by Colorado-based Stonebridge Hospitality Management at a steep discount, allowing the property to avoid a public foreclosure auction.



NOBLE INVESTMENT GROUP

Mit Shah, Noble Investment Group's CEO, founded the company in 1993 when he was in his 20s.

About 20% of Noble's new fund is already committed.

In August 2022, Noble acquired a 14-hotel portfolio that included the Renaissance Raleigh North Hills hotel in North Carolina.

Late last year, the company started construction on a 153room Tempo by Hilton hotel in Savannah's historic district, which will feature a rooftop bar with views of the Savannah River.

Shah founded Noble in 1993 when he was in his 20s. The company has since invested more than \$6 billion, including about \$1 billion in Atlanta. Its portfolio is approaching 100 hotels across the country, Shah said.

## ► THEY SAID IT

"The magnitude of loan maturities combined with record amounts of past-due renovations have created a generational investment opportunity for Noble to acquire income-producing hotels, recapitalize owners, and add value both operationally and physically."

**BEN BRUNT,** managing principal and chief investment officer at Noble Investment Group

## **IN FLIGHT**

## **DELTA AGAIN RANKED MOST ON-TIME AIRLINE IN NORTH AMERICA**

Out of 1.6
million Delta Air
Lines flights in
2023, 85% were
considered on
time.

DELTA AIR LINES INC.

Delta Air Lines Inc. was the most ontime airline in North America in 2023, according to aviation analytics platform Cirium. Out of 1.6 million Delta flights, 85% reached the airport within 15 minutes of their scheduled arrival time, says Cirium.

It's the third year in a row Delta has

earned the top spot. Delta was also ranked fourth globally for its on-time rankings. Bogota, Columbia-based Avianca Airlines was the top rated worldwide.

Cirium also ranked the most ontime airports, with Minneapolis-St. Paul International Airport first globally. Hartsfield-Jackson Atlanta International Airport didn't make the list.

The Wall Street Journal recently named Atlanta's airport as one of the "10 best large U.S. airports," based on factors such as on-time flights, short waits and amenities.

— Reporter J.D. Duggan contributed



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**FOR SALE** 

## A SLICE OF TUXEDO PARK HISTORY ON THE MARKET

## Home was once owned by neighborhood founder

A historic Tuxedo Park mansion once owned by the neighborhood's founder is on the market.

The mansion and two guest houses are priced at \$11.5 million, according to a listing by Ansley Real Estate Christie's International. Katie McGuirk is the list agent.

Originally built for Charles Black, who developed Tuxedo Park in the early 1900s, the mansion was modernized through a renovation by Atlanta-based luxury homebuilder Ladisic Fine Homes and architecture firm Wolf Design Group Inc. With nearly 13,000 square feet, the mansion and guest houses have nine bedrooms and 12 bathrooms.

The property is also available for lease. The monthly rent is priced at \$45,000.

Valley 225 Land Co LLC bought the 3.2-acre estate for about \$5.2 million in August 2021, according to Fulton County property records.

The estate features a circular driveway and three gated entrances. Outdoor amenities include a heated saltwater pool, terrace with a fireplace and grill



DOUG SINDELAR, COURTESY OF ANSLEY REAL ESTATE CHRISTIE'S INTERNATIONAL

area, arbor and fountain. There is a dedicated dog run, as well as padel, pickleball and basketball courts and a putting green.

The interior design includes hardwood floors and decora-

The mansion and its two guest houses total 13,000 square feet.

tive door frames. The centerpiece of the main house is a gourmet kitchen designed by Atlanta-based Studio Entourage. It includes a large marble island, La Cornue range, butler's kitchen

## **▶ BIG NUMBER**

\$45,000

The monthly rent offered for this property.

and views to a two-story family room and modern bar. The main level also has a dining room with custom iron doors, fireside living room, office and two wine cellars.

The primary bedroom suite is upstairs and outfitted with two room-sized walk-in closets, a jewel box double shower, dual vanities, soaking tub and Waterworks fixtures. The second level has five additional bedrooms and a game room with a bar and vaulted ceilings off of the outdoor terrace.

The estate has a six-car garage, whole-house water filtration system and advanced technology integration, such as indoor and outdoor speakers controlled by a Control4 system.

Tuxedo Park is one of Atlanta's most affluent neighborhoods.

There were 23 home sales in the neighborhood with a median price of about \$2.5 million during the 12 months ending on Nov. 30, according to First Multiple Listing Service data. The median sale price across the city of Atlanta during that time was \$414,000.



ROB KNIGHT

The house has five bedrooms and eight bathrooms. It spans a little less than 9,100 square feet.

## SOLI

## PROMINENT ATLANTA LAWYER BUYS BUCKHEAD HOUSE

A newly constructed house in Buckhead's Chastain Park sold late last month for about \$5.6 million.

Seth and Ana Bader were the buyers, according to Fulton County property deeds. Seth Bader is an attorney and partner at Atlanta-based Bader Scott Injury Lawyers.

The house was listed in June for about \$5.9 million.

The Baders bought the house from an affiliate of Atlanta-based luxury homebuilder Siegel Construction & Design, which completed construction last year. Ben Hirsh of Hirsh Real Estate - Buckhead.com was the list agent and represented both parties in the transaction.

The house has five bedrooms and

eight bathrooms. It spans a little less than 9,100 square feet, according to a listing by Hirsh Real Estate.

An oversized steel and glass front door opens to an entry hall. Inside are large, open rooms and high ceilings. Design elements include radius corners, arched openings, and oversized windows.

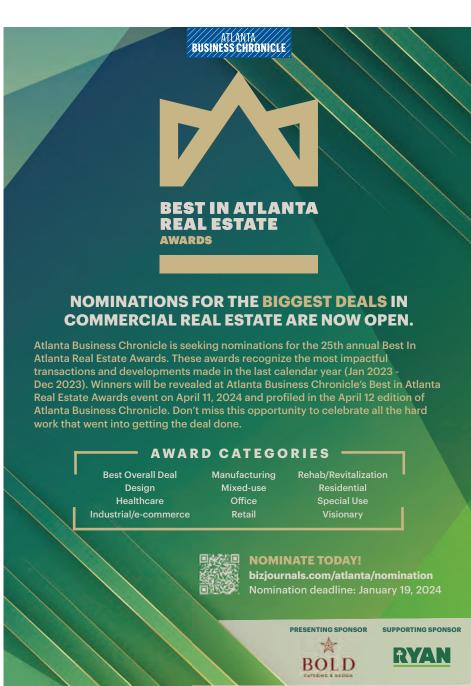
The kitchen has large, stone-topped island and un-lacquered brass fixtures. There is an open breakfast area and a scullery with cabinets and counter space for countertop appliances. Additional kitchen amenities include a large pantry, wet bar and wine storage wall

The main-level primary bedroom suite has a marble bathroom and two

walk-in closets. Upstairs, there are four bedroom suites and a large bonus

The lower terrace level has a finished daylight recreation room with access to a private patio in the level, walk-out backyard. A saltwater infinity pool and spa surrounded by a stone terrace and patio is the main outdoor feature. Other amenities include an outdoor living room covered by a cypress wood ceiling with a fireplace and built-in grilling station.

The house has a three-car garage and large motor court. Inside the garage entryway is a mud room, powder room accessible to the pool, home management office and main-level laundry room.







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**AMY WENK** 

Amy Wenk, awenk@bizjournals.com, is a writer for Inno, which covers innovation and startups in Atlanta. Follow along on Twitter @AtlantaInno

## **EXPANSION**

New development: Georgia Tech's next major expansion will feature over 1,000 apartments and dormitories, according to plans filed with the state. The university also envisions 250,000 square feet of office and a 300-room hotel at its future "Arts Square" project, according to the filing. It could be complete by 2034. The project would span 7 acres at Marietta Street and North Avenue. It could total 2.5 million square feet, according to a rezoning application filed late last year.

## **RETURN TO OFFICE**

**'Limited exceptions':** UPS Inc. is the largest public company in Georgia to withdraw its hybrid work policy. The shipping giant will require corporate employees to return to the office five days a week beginning on March 4, according to an internal memo. The decision will affect thousands of workers based on UPS campuses.



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COURTESY OF AMAZON

## AMAZON SUBSIDIARY BUYS LAND CLUSTER



Amazon subsidiary bought 430 acres in Covington, according to property records.

Amazon Data Services Inc. paid \$36 million for the property about 40 miles east of Downtown Atlanta on Interstate-20, the records show. It assembled the site in three separate transactions that closed Dec. 22.

Amazon is investing where other developments are clustering. Just west of its site is Cinelease Studios, a large media campus. About 10 miles away is the planned \$5 billion Rivian Automotive Inc. factory and Meta Platform Inc.'s massive data center campus. I-20 has been called one of the country's most affordable hightech corridors, according to a 2023 report.

A spokesperson for Amazon Web Services, the company's cloud computing platform, confirmed the purchase to Atlanta Business Chronicle but did not disclose what the company is planning. A source with knowledge of the deal said it could be a data center project but that no formal plans have been submitted.

"We are constantly evaluating new locations based on customer demand," said the Amazon Web Services spokesperson.

In 2022, the site was pitched for 4 million square feet of warehouse and manufacturing buildings, according to a filing with the state's Developments of Regional Impact program. That could show the potential scale of development.

"If Amazon is choosing to come to Covington, we look forward to working with them in the future," said Serra Hall, executive director of the Newton County Industrial Development Authority.

## **Development surge**

The deal comes as metro Atlanta sees a surge of data center development, with its inventory growing 91% since 2020, according to CBRE. Much of the demand today is propelled by the need to expand Al systems and infrastructure.

Companies are targeting Georgia for data center expansions because of its ample supply of power, Pat Lynch, executive managing director and global head of CBRE Data Center Solutions, said in a recent interview.

"It's a big advantage," he said, adding that a few years ago more companies began to see Georgia as an alternative to data center hubs such as Virginia.

## **Billions in data centers**

Amazon Data Services is investing in other markets.

In early 2023, the subsidiary acquired nearly 400 acres in New Albany, Ohio for \$117 million, according to the Chronicle's sister publication Columbus Business First. Later in the year, Amazon said it would invest \$3.5 billion in New Albany by 2030, constructing at least five data centers.

Overall, Amazon has said it will pour almost \$8 billion into Central Ohio data centers, according to Columbus Business First.

Last year in Virginia, Amazon Data Services was buying up aging office buildings and tearing them down for data centers, according to the Washington Business Journal. Amazon Web Services said in 2023 it would invest another \$35 billion in Virginia data centers by 2040.



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1	Stites & Harbison PLLC stites.com	303 Peachtree St. N.E., #2800 Atlanta, GA 30308 404-739-8800	228.6%	23	36	186	11	business litigation, professional and product liability litigation, creditors' rights and bankruptcy, real estate, banking, business services, construction, trusts and estates	Harold (Hal) Gill Jr.	1973
2	Squire Patton Boggs squirepb.com	1201 W. Peachtree St., #3150 Atlanta, GA 30309 678-272-3200	107.7%	27	45	1,500	44	corporate finance, mergers and acquisitions, private equity, regulatory, litigation and commercial disputes, class action, privacy and data protection	Petrina McDaniel	2018
3	Barnes & Thornburg LLP btlaw.com	3340 Peachtree Rd. N.E., #2900 Atlanta, GA 30326 404-846-1693	65.6%	53	90	785	23	corporate/mergers and acquisitions, entertainment, intellectual property, labor and employment, litigation, environmental, healthcare	John Koenig	2009
4	Akerman LLP akerman.com	999 Peachtree St. N.E. , #1700 Atlanta, GA 30309 404-733-9800	55.6%	28	15	748	24	real estate/real estate finance, litigation, corporate, labor and employment, healthcare, government affairs and public policy	Jason Lichtstein	2018
5	Polsinelli P.C. polsinelli.com	1201 W. Peachtree St., #1100 Atlanta, GA 30309 404-253-6000	40%	35	62	977	22	corporate, health care, real estate, white collar and internal investigations, intellectual property, labor and employment, complex litigation	Leslie Spasser	2014
6	Morris, Manning & Martin LLP mmmlaw.com	3343 Peachtree Rd. N.E., #1600 Atlanta, GA 30326 404-233-7000	19.6%	171	285	201	4	real estate, technology, litigation, healthcare, lending, private equity/M&A, environmental	Simon Malko	1976
7	Holland & Knight LLP hklaw.com	1180 W. Peachtree St., #1800 Atlanta, GA 30309 404-817-8500	17.9%	66	127	2,078	34	commercial litigation, class actions, labor and employment, public finance/economic development, real estate, mergers and acquisitions, government advocacy	Woody Vaughan	1994
8	Arnall Golden Gregory LLP agg.com	171 17th St. N.W., #2100 Atlanta, GA 30363 404-873-8500	11.8%	171	278	198	2	healthcare, real estate, corporate and finance, litigation, fintech, government investigations, intellectual property	Sean Fogarty	1949
9	Berman Fink Van Horn P.C. bfvlaw.com	3475 Piedmont Rd., #1640 Atlanta, GA 30305 404-261-7711	10%	22	32	22	1	business and real estate litigation; noncompete/trade secrets; mergers and acquisitions; labor and employment; general corporate	Charles Van Horn	1997
10	O'Kelley & Sorohan Attorneys at Law LLC okelleyandsorohan.com	2170 Satellite Blvd., #375 Duluth, GA 30097 770-497-1880	7.7%	56	185	57	31	residential real estate, commercial real estate, builder services, litigation, default	Joe O'Kelley Jr. Diedra Sorohan	2001

SOURCES: Atlanta Business Chronicle research and the firms

 $^{1}\,$  Only those firms with 20 or more attorneys in Atlanta were considered for this listing  $^{2}\,$  All figures are current as of November 2023.

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## ATLANTA'S 50 LARGEST LAW FIRMS

RANKED BY NUMBER OF ATTORNEYS IN ATLANTA

Firm Website / Prior rank	Address Phone	Number of attorneys in Atlanta	Total Atlanta staff	Number of attorneys worldwide	Number of offices worldwide	Partial listing of areas of specialty	Atlanta managing partner(s)	Year est in Atlant
1 Alston & Bird LLP alston.com ①	1201 W. Peachtree St., #4900 Atlanta, GA 30309 404-881-7000	362	784	953	13	complex commercial litigation, corporate/ M&A and finance, intellectual property, financial services, tax, real estate, restructuring, employment, healthcare, public policy, environmental	Janine Brown	1893
2 King & Spalding LLP kslaw.com ②	1180 Peachtree St. N.E., Atlanta, GA 30309 404-572-4600	337	739	1,377	23	corporate, finance and investments; government matters; trials and global disputes	Joshua Kamin	1885
Kilpatrick Townsend & Stockton LLP kilpatricktownsend.com (§)	1100 Peachtree St. N.E., #2800 Atlanta, GA 30309 404-815-6500	217	NA	630	22	corporate, finance, real estate, intellectual property, litigation	Burleigh Singleton	1874
Troutman Pepper Hamilton Sanders LLP troutman.com ③	600 Peachtree St. N.E., #3000 Atlanta, GA 30308 404-885-3000	213	542	1,086	23	energy, financial services, health sciences, insurance, private equity	Charles Palmer	1897
Nelson Mullins Riley & Scarborough LLP nelsonmullins.com 6	201 17th St. N.W., #1700 Atlanta, GA 30363 404-322-6000	179	276	986	33	corporate and securities, product liability, healthcare, banking and finance, business litigation, education, international, intellectual property	Michael Hollingsworth	1992
Arnall Golden Gregory LLP	171 17th St. N.W., #2100 Atlanta, GA 30363 404-873-8500	171	278	198	2	healthcare, real estate, corporate and finance, litigation, fintech, government investigations, intellectual property	Sean Fogarty	1949
6 Morris, Manning & Martin LLP mmmlaw.com ④	3343 Peachtree Rd. N.E., #1600 Atlanta, GA 30326 404-233-7000	171	285	201	4	real estate, technology, litigation, healthcare, lending, private equity/M&A, environmental	Simon Malko	1976
8 Swift, Currie, McGhee & Hiers LLP swiftcurrie.com (9)	1420 Peachtree St. N.E., #800 Atlanta, GA 30309 404-874-8800	163	332	174	2	general civil litigation, workers' compensation, property and coverage, products liability, professional liability, medical malpractice	Mike Rosetti	1965
9 Eversheds Sutherland (US) LLP us.eversheds-sutherland.com (®)	999 Peachtree St. N.E., #2300 Atlanta, GA 30309 404-853-8000	139	297	3,000	73	corporate, tax, financial services, finance, energy, intellectual property, litigation, real estate	Mark Wasserman	1924
Jones Day jonesday.com (1)	1221 Peachtree St. N.E., #400 Atlanta, GA 30361-3053 404-521-3939	136	206	2,548	40	business and tort litigation, mergers and acquisitions, banking and finance, capital markets, intellectual property, labor and employment, cybersecurity	Aldo LaFiandra	1989
Smith, Gambrell & Russell LLP sgrlaw.com (®	1105 W. Peachtree St. N.E., #1000 Atlanta, GA 30309 404-815-3500	125	230	NA	14	aviation, construction, corporate, energy, environmental, employment, financial services, intellectual property	Stephen Forte	1893
Greenberg Traurig LLP gtlaw.com (3)	3333 Piedmont Rd. N.E., #2500 Atlanta, GA 30305 678-553-2100	115	312	2,633	47	litigation, corporate and securities, entertainment, products liability, labor and employment, banking and finance, bankruptcy, intellectual property	Richard Valladares Theodore Blum Ernest Greer	1998
Taylor English Duma LLP taylorenglish.com (11)	1600 Parkwood Cir., #200 Atlanta, GA 30339 770-434-6868	112	172	160	23	commercial litigation, labor and employment, intellectual property, mergers and acquisitions, real estate, leisure and hospitality	Marc Taylor	2005
BakerHostetler LLP bakerlaw.com (6)	1170 Peachtree St., #2400 Atlanta, GA 30309 404-459-0050	106	162	1,051	17	healthcare, corporate, intellectual property, litigation, real estate, tax, labor and employment, immigration, digital assets and data management	Joann Jones	2014
Seyfarth Shaw LLP seyfarth.com (5)	1075 Peachtree St. N.E., #2500 Atlanta, GA 30309 404-885-1500	96	255	953	18	labor and employment, real estate and real estate finance, litigation, immigration, corporate and finance, executive compensation	Steven Kennedy	1996
Hall Booth Smith P.C. hallboothsmith.com	191 Peachtree St. N.E., #2900 Atlanta, GA 30303 404-954-5000	92	232	361	30	medical malpractice, professional negligence, general liability, insurance coverage, workers' compensation, transportation, corporate transactional	John Hall Alexander Booth Rush Smith	1989
Drew Eckl & Farnham LLP deflaw.com ①	303 Peachtree St. N.E., #3500 Atlanta, GA 30308 404-885-1400	90	180	207	4	workers' compensation defense, general liability defense, commercial transportation defense, corporate and transactional law, insurance coverage	Joseph Chancey	1983
Freeman Mathis & Gary LLP fmglaw.com (9)	100 Galleria Pkwy., #1600 Atlanta, GA 30339 770-818-0000	79	205	326	33	appellate advocacy, labor and employment, professional liability/errors and omissions, tort and catastrophic loss, data security	Benton Mathis Jr.	1997
Bryan Cave Leighton Paisner LLP bclplaw.com ®	1201 W. Peachtree St., 14th Fl. Atlanta, GA 30309 404-572-6600	69	121	1,277	31	corporate and private equity, advertising and unfair competition, antitrust, banking and finance, intellectual property, litigation and dispute resolution	Eric Schroeder	1909
Holland & Knight LLP hklaw.com (38)	1180 W. Peachtree St., #1800 Atlanta, GA 30309 404-817-8500	66	127	2,078	34	commercial litigation, class actions, labor and employment, public finance/economic development, real estate, mergers and acquisitions, government advocacy	Woody Vaughan	1994
Weinberg Wheeler Hudgins Gunn & Dial LLC wwhgd.com @	3344 Peachtree Rd. N.E., #2400 Atlanta, GA 30326 404-876-2700	60	130	102	6	commercial litigation, construction and real estate, healthcare and medical malpractice, bankruptcy, product and premises liability	Rick Sager Johnny Krawcheck	1999
Baker Donelson bakerdonelson.com @	3414 Peachtree Rd. N.E., Monarch Plaza, #1500 Atlanta, GA 30326 404-577-6000	57	111	658	23	labor and employment, bankruptcy and restructuring, commercial real estate, complex torts, corporate mergers and acquisitions, global business, healthcare regulatory and litigation	Gary Barnes	2001
DLA Piper dlapiper.com @	1201 W. Peachtree St. N.W., #2900 Atlanta, GA 30309 404-736-7800	56	98	4,979	90	mergers and acquisitions, private equity, venture capital, litigation, real estate, construction law, intellectual property, franchise	Gerry Williams	2006
O'Kelley & Sorohan Attorneys at Law LLC okelleyandsorohan.com ②	2170 Satellite Blvd., #375 Duluth, GA 30097 770-497-1880	56	185	57	31	residential real estate, commercial real estate, builder services, litigation, default	Joe O'Kelley Jr. Diedra Sorohan	2001
Barnes & Thornburg LLP btlaw.com ®	3340 Peachtree Rd. N.E., #2900 Atlanta, GA 30326 404-846-1693	53	90	785	23	corporate/mergers and acquisitions, entertainment, intellectual property, labor and employment, litigation, environmental, healthcare	John Koenig	2009

 $<sup>^{\</sup>mbox{\scriptsize 1}}$  All figures are current as of November 2023. NA - Not available or not applicable

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## **ATLANTA'S 50 LARGEST LAW FIRMS**

RANKED BY NUMBER OF ATTORNEYS IN ATLANTA

Firm Website / Prior rank	Address Phone	Number of attorneys in Atlanta	Total Atlanta staff	Number of attorneys worldwide	Number of offices worldwide	Partial listing of areas of specialty	Atlanta managing partner(s) Harrison Roberts	Year est. in Atlanta
Parker, Hudson, Rainer & Dobbs LLP phrd.com @	303 Peachtree St. N.E., #3600 Atlanta, GA 30308 404-523-5300	53	96	58	3	healthcare; commercial finance, bankruptcy and creditor rights; litigation; real estate; corporate and tax		
Chamberlain Hrdlicka chamberlainlaw.com ®	191 Peachtree St. N.E., 46th Floor Atlanta, GA 30303 404-659-1410	52	98	165	4	tax controversy, international tax, corporate, estate planning, real estate, construction and litigation	Stephanie Friese Aron Scott Augustine	1984
Hawkins Parnell & Young hpylaw.com ③	303 Peachtree St. N.E., #4000 Atlanta, GA 30308 404-614-7400	51	100	158	18	product liability litigation, toxic tort and environmental litigation, labor and employment, commercial litigation, professional liability, appellate	Peter York	1963
Dentons US LLP dentons.com @	303 Peachtree St. N.E., #5300 Atlanta, GA 30308 404-527-4000	50	NA	6,500	160	corporate, real estate/finance, litigation, public policy, environmental, employment, healthcare	Daniel Beale	1974
Weissman PC weissman.law @	3500 Lenox Rd., One Alliance Center, 4th Floor Atlanta, GA 30326 404-926-4500	49	153	50	18	commercial real estate, residential real estate, litigation	Tonia Sellers	1991
Womble Bond Dickinson (US) LLP womblebonddickinson.com @	271 17th St. N.W., #2400 Atlanta, GA 30363 404-872-7000	49	84	1,142	32	banking/finance, corporate/M&A, IP/patent, real estate, litigation, privacy/cybersecurity	Joel Pieper	1993
Moore Ingram Johnson & Steele LLP mijs.com @	326 Roswell St., #100 Marietta, GA 30060 770-429-1499	45	115	88	8	insurance defense, business litigation, workers' compensation defense, commercial real estate and zoning, corporate	William Johnson	1984
Ogletree Deakins ogletree.com	191 Peachtree St. N.E., #4800 Atlanta, GA 30303 404-881-1300	45	74	1,007	55	labor and employment	Patrick Clark	1977
Miller & Martin PLLC millermartin.com ®	1180 W. Peachtree St. N.W., #2100 Atlanta, GA 30309 404-962-6100	39	57	118	4	corporate, litigation, real estate, commercial transactions, international, mergers and acquisitions, intellectual property, labor and employment	Michael Marshall	1998
FisherBroyles LLP fisherbroyles.com ®	945 E. Paces Ferry Rd., #2000 Atlanta, GA 30326 866-211-5914	37	NA	NA	1	intellectual property, technology, finance, mergers and acquisitions, litigation, leveraged ESOPs	James Fisher Kevin Broyles	2002
35 McGuireWoods LLP mcguirewoods.com (4)	1075 Peachtree St. N.E., #3500 Atlanta, GA 30309 404-443-5500	37	66	999	21	corporate, commercial and financial services litigation, finance, real estate, tax, labor and employment, insurance recovery, healthcare	Christopher Greene	1998
Gregory, Doyle, Calhoun & Rogers LLC gdcrlaw.com ®	49 Atlanta St., Marietta, GA 30064 770-422-1776	35	53	35	2	education, business transactions and corporate, real estate and government, tax trust and estates, litigation	H. Scott Gregory Jr.	2008
37 Littler littler.com ④	3424 Peachtree Rd. N.E., #1200 Atlanta, GA 30326 404-233-0330	35	62	1,867	106	labor and employment	Bradley Strawn	1996
37 Polsinelli P.C. polsinelli.com ★	1201 W. Peachtree St., #1100 Atlanta, GA 30309 404-253-6000	35	62	977	22	corporate, health care, real estate, white collar and internal investigations, intellectual property, labor and employment, complex litigation	Leslie Spasser	2014
Mozley Finlayson & Loggins LLP mfllaw.com ®	1050 Crown Pointe Pkwy., #1500 Atlanta, GA 30338 404-256-0700	34	62	35	4	aviation litigation, trucking litigation, construction litigation, real estate, labor and employment, insurance coverage	Deborah Cameron	1977
Smith, Currie & Hancock LLP smithcurrie.com	245 Peachtree Center Ave., 2700 Marquis One Tower Atlanta, GA 30303 404-521-3800	34	72	80	NA	construction law, government contract law	Eric Nelson	1965
42 Bondurant Mixson & Elmore LLP bmelaw.com ③	1201 W. Peachtree St., #3900 Atlanta, GA 30309 404-881-4100	33	60	33	1	antitrust litigation, appellate litigation, business litigation, class actions, false claims act, RICO, state and local government litigation	NA	1977
42 Meunier Carlin & Curfman LLC mcciplaw.com	999 Peachtree St. N.E., #1300 Atlanta, GA 30309 404-645-7700	33	88	35	3	intellectual property	Meredith Struby	2010
Burr & Forman LLP	171 17th St. N.W., #1100 Atlanta, GA 30363 404-815-3000	31	52	362	20	financial services, manufacturing, bankruptcy/ restructuring, food and beverage, commercial real estate, commercial litigation	Erich Durlacher	1995
Bradley Arant Boult Cummings LLP bradley.com *	1230 Peachtree St. N.E., Promenade Tower Atlanta, GA 30309 404-868-2100	30	43	650	11	corporate and securities, litigation, banking and financial services, construction, healthcare, real estate, franchise, labor and employment	Sidney Welch	2023
FordHarrison LLP fordharrison.com @	271 17th St. N.W., #1900 Atlanta, GA 30363 404-888-3800	30	76	156	26	employment law, employment litigation, business immigration, labor relations, employee benefits	Jeff Mokotoff	1978
Akerman LLP  akerman.com *	999 Peachtree St. N.E. , #1700 Atlanta, GA 30309 404-733-9800	28	15	748	24	real estate/real estate finance, litigation, corporate, labor and employment, healthcare, government affairs and public policy	Jason Lichtstein	2018
47 Ballard Spahr LLP ballardspahr.com ④	999 Peachtree St. N.E., #1600 Atlanta, GA 30309 678-420-9300	28	57	608	15	intellectual property, finance, business and transactions, litigation, real estate	Richard Miller	2008
Constangy, Brooks, Smith & Prophete LLP constangy.com	230 Peachtree St. N.W., #2400 Atlanta, GA 30303 404-525-8622	28	90	216	22	labor and employment law, data privacy and cybersecurity	Neil Wasser	1946
50 Squire Patton Boggs squirepb.com (6)	1201 W. Peachtree St., #3150 Atlanta, GA 30309 678-272-3200	27	45	1,500	44	corporate finance, mergers and acquisitions, private equity, regulatory, litigation and commercial disputes, class action, privacy and data protection	Petrina McDaniel	2018

<sup>1</sup> All figures are current as of November 2023.

SOURCES: Atlanta Business Chronicle research and the firms

NA - Not available or not applicable

\* Not ranked or not relevant

## PLAYBOOK

## Hospitality, food service some of the most in-demand jobs in the new year

BY ANDY MEDICI amedici@bizjournals.com



he labor market was nothing short of a roller coaster in 2023, and the ride in 2024 could be just as

adventurous.

While there have been signs of a cooling labor market, with total job openings dropping, workers in general aren't willing to make concessions on pay and wellbeing, even as employers seek to regain the upper hand when it comes to hiring. There are still more jobs than workers willing to take them.

"While the job market has cooled, the spirit of The Great Resignation is still very much alive. Job openings are receiving a flood of applications, but in an uncertain economy, hiring managers are not willing to take risks, which is slowing down hiring processes and creating anxiety in job seekers," said Lexi Clarke, chief people officer at Payscale, in a statement announcing the company's 2023 End-Of-Year Report. "Job coaches made our list of hot jobs for the first time this year, proving just how prevalent the frustration is as workers consult experts to navigate career transition challenges."

Some jobs remain more in-demand than others.

Job openings are higher in the accommodation and food-services industries, as well as in health care and recreation-oriented activities. Openings are fewer in manufacturing, retail and real estate.

Payscale calculated the jobs that are most in-demand by how much wage growth those jobs saw in 2023. The top 10 are:

- ► Assistant manager, customer service: 24% wage growth
- ► Hairstylist: 22% wage growth



Workers in certain industries could be on the move for new jobs in 2024.

- ► Master plumber: 21% wage growth
- ► Automotive body repairer: 21% wage growth
- ▶ Job coach: 21% wage growth
- ► Audio/visual technician: 20% wage growth
- ► Animator: 19% wage growth
- ► Fitness coach: 19% wage growth
- ► Roofer: 19% wage growth

## ► General manager: 18% wage growth

As for the jobs that workers are most interested in quitting, those are jobs that could command higher pay or better work-life balance elsewhere, or jobs that were performed remotely during the pandemic but whose companies now are requiring more in-office time, Payscale said.

Health-care jobs are a prime

example of this, with patient-care technician, phlebotomist and registered emergency room nurse all ranking high on Payscale's survey of how likely employees are to be seeking a new job. Jobs traditionally considered blue-collar work – such as forklift operator, welder and line cook – are also among the jobs workers are most interested in quitting.

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## **FASTEST-GROWING LAW FIRMS BY REVENUE**

RANKED BY THREE-YEAR PERCENT CHANGE IN ATLANTA OFFICE REVENUE

	Firm Website	Address Phone	Three-year percent change in Atlanta office revenue <sup>1</sup>	Number of attorneys in Atlanta <sup>2</sup>	Total Atlanta staff	Number of attorneys worldwide	Number of offices worldwide	Partial listing of areas of specialty	Atlanta managing partner(s)	Year est. in Atlanta
0	Freeman Mathis & Gary LLP fmglaw.com	100 Galleria Pkwy., #1600 Atlanta, GA 30339 770-818-0000	126%	79	205	326	33	appellate advocacy, labor and employment, professional liability/errors and omissions, tort and catastrophic loss, data security	Benton Mathis Jr.	1997
2	Arnall Golden Gregory LLP agg.com	171 17th St. N.W., #2100 Atlanta, GA 30363 404-873-8500	20%	171	278	198	2	healthcare, real estate, corporate and finance, litigation, fintech, government investigations, intellectual property	Sean Fogarty	1949
2	Chamberlain Hrdlicka chamberlainlaw.com	191 Peachtree St. N.E., 46th Floor Atlanta, GA 30303 404-659-1410	20%	52	98	165	4	tax controversy, international tax, corporate, estate planning, real estate, construction and litigation	Stephanie Friese Aron Scott Augustine	1984
4	Bryan Cave Leighton Paisner LLP bclplaw.com	1201 W. Peachtree St., 14th Fl. Atlanta, GA 30309 404-572-6600	18%	69	121	1,277	31	corporate and private equity, advertising and unfair competition, antitrust, banking and finance, intellectual property, litigation and dispute resolution	Eric Schroeder	1909
5	Berman Fink Van Horn P.C. bfvlaw.com	3475 Piedmont Rd., #1640 Atlanta, GA 30305 404-261-7711	15%	22	32	22	1	business and real estate litigation; noncompete/ trade secrets; mergers and acquisitions; labor and employment; general corporate	Charles Van Horn	1997
5	Morris, Manning & Martin LLP mmmlaw.com	3343 Peachtree Rd. N.E., #1600 Atlanta, GA 30326 404-233-7000	15%	171	285	201	4	real estate, technology, litigation, healthcare, lending, private equity/M&A, environmental	Simon Malko	1976
7	Gregory, Doyle, Calhoun & Rogers LLC gdcrlaw.com	49 Atlanta St., Marietta, GA 30064 770-422-1776	8.5%	35	53	35	2	education, business transactions and corporate, real estate and government, tax trust and estates, litigation	H. Scott Gregory Jr.	2008
8	Mozley Finlayson & Loggins LLP mfllaw.com	1050 Crown Pointe Pkwy., #1500 Atlanta, GA 30338 404-256-0700	5%	34	62	35	4	aviation litigation, trucking litigation, construction litigation, real estate, labor and employment, insurance coverage	Deborah Cameron	1977
9	Greenberg Traurig LLP gtlaw.com	3333 Piedmont Rd. N.E., #2500 Atlanta, GA 30305 678-553-2100	3%	115	312	2,633	47	litigation, corporate and securities, entertainment, products liability, labor and employment, banking and finance, bankruptcy, intellectual property	Richard Valladares Theodore Blum Ernest Greer	1998

1 Only those firms with 20 or more attorneys in Atlanta were considered for this listing.

<sup>2</sup> All figures are current as of November 2023.

SOURCES: Atlanta Business Chronicle research and the firms

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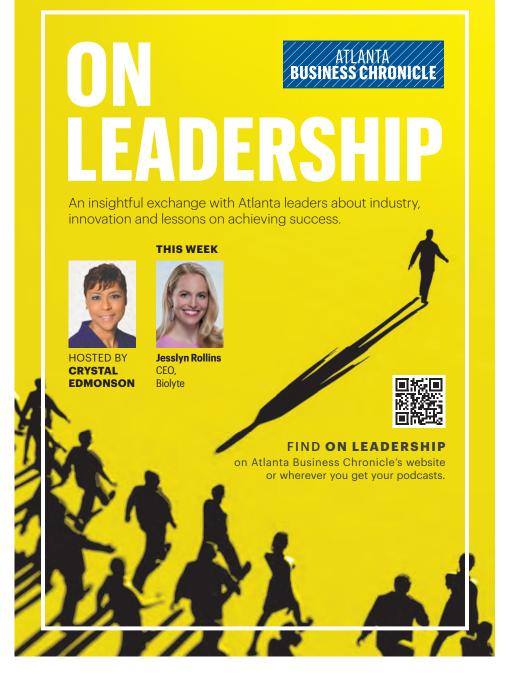
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## Layoffs stay constant despite high-profile job cuts

BY ANDY MEDICI amedici@bizjournals.com

he number of people laid off T in the United States hasn't changed much over the past few months, a sign that recession

worries and a broader workforce cutback are overblown, economists

Through the end of November 2023, the number of workers laid off from their jobs or fired remained at about 1%, even as the overall number dropped from about 1.6 million to 1.5 million, according to data from the Bureau of Labor Statistics. The industry that saw the biggest increase in layoffs was information, which doubled from a rate of 0.5% to 1%. About 32,000 information industry workers were laid off in November, up from 15,000 in October 2023.

Other industries saw steep drops in layoffs in November, including durable-goods manufacturing, education and health services, and professional and business services, which saw layoffs over the summer as Big Four accounting firms cut

"There's no evidence employers are more eager to shed workers, either in tech or anywhere else," said Rachel Sederberg, senior economist at labor analytics firm Lightcast, in a statement. "The layoffs that are being reported in the media still look like one-off events as companies review their year-end balance sheets."

Ernst & Young made the decision to lay off more than 100 partners across the United States, according to a December report by The Wall Street Journal. The EY layoffs are focused on the U.S. consulting and strategy side of the London-based firm, and they come after the company announced it would cut 3,000 workers in

Fellow Big Four accounting giant KPMG LLP said in June it would shed 5% of its U.S. workforce after a 2% cut earlier in 2023. That translates into thousands of employees at the company, which had just under 40,000 workers at the end of fiscal year 2022. Those cuts at KPMG followed layoffs by Deloitte LLP, with reports of up to 1,200 positions on its chopping block.

Iconic toy maker Hasbro Inc. said it would cut 900 jobs globally after previously announcing it would eliminate 1,000 full-time jobs earlier in 2023. Music-streaming service Spotify Technology SA announced a 17% cut to its staff. In tech, an estimated 1,183 companies laid off 261,997 workers, according to Layoffs. fyi, a layoff tracker.



Big-name companies spent 2023 cutting workforces. A Lightcast economist says there is little evidence this year's labor market will be turbulent.

There is little evidence the 2024 labor market will be turbulent, and the Federal Reserve may be inclined to lower interest rates, Sederberg

"As 2023 came to an end, we saw healthy consumer spending, as well as disinflation in key places, like automotive prices," she said. "The Fed should have plenty of room to lower interest rates this year, opening the door for fluctuations in the housing market – a move that could make workers even more mobile."

And while job openings dropped dramatically in October, they stayed about the same – at 8.8 million – in November. That's down from a historic high of 12 million job openings in March 2022, according to the Bureau of Labor Statistics.

Meanwhile, the so-called "quit rate," or the number of employees voluntarily leaving their jobs (often for a new job), remained at 2.2%, down from the historic highs that ushered in what experts called the Great Resignation and drove up wages for many workers.

The returning equilibrium of the labor market also means pay raises won't be as big in 2024 as they were during the pandemic. Overall, companies are planning for salary increases of 4% in 2024, according to the latest Salary Budget Planning Survey by WTW, formerly known as Willis Towers Watson. That's down from the 4.4% increase seen in 2023. although still above the 3.1% increase in 2021 and before the Covid-19 pandemic.



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> David Rubinger, **Market President and Publisher** drubinger@bizjournals.com

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**Managing Editor:** Eric Mandel, emandel @bizjournals.com

Assistant Managing Editor: Melanie Lasoff Levs, mlevs@bizjournals.com

Senior Editor,

Community Outreach and Live Journalism: Crystal Edmonson, cedmonson@biziournals

**Digital Editor:** Chris Fuhrmeister, cfuhrmeister

@bizjournals.com Staff Writers: Savannah Sicurella, ssicurella@

bizjournals.com Amy Wenk,

awenk@bizjournals.com

Tyler Wilkins, twilkins@bizjournals.com

Photographers

Byron E. Small, bsmall@bizjournals.com **Research Director:** 

Patsy Conn pconn@bizjournals.com

**Senior Designer:** 

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achristopher @biziournals.com Dixie Cox.

dcox@bizjournals.com Sharon Fakes seakes@bizjournals.com

Jennifer Guarton iguarton@bizjournals.

Nidal Ibrahim, nibrahim @bizjournals.com

Annice Parker, aparker @biziournals.com

Classifieds Account

Thomas Sander. tsander@bizjournals.com

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## PLAYBOOK

## Workplace inflexibility causing a 'mismatch' for employee wellbeing

BY MARQ BURNETT mburnett@bizjournals.com



onsidering many employees' expectations about remote work flexibility, it's no many have found themselves

surprise many have found themselves "mismatched" as companies have called workers back to the office on a more frequent basis.

Last week, Atlanta Business
Chronicle viewed an internal memo
sent by UPS Inc. stating that corporate
employees will be required to
return to the office five days a week
beginning on March 4. The decision
will affect thousands of workers
based on UPS campuses, including its
global headquarters in Sandy Springs,
according to the Chronicle's Tyler
Wilkins.

UPS will allow a "limited" number of positions previously approved for remote status to continue to work from home, according to the memo.

New data shows the return-tooffice issue isn't quite as simple as it seems.

Last year was defined by companies ramping up enforcement of hybrid policies – with some utilizing a mix of perks and potential penalties. Much of the same is expected for 2024 as CEO sentiments about the return to office are shifting.

That has left some employees coming back to the office more often but wishing they still had the same capability to work from home as they did during the pandemic.

That "mismatch' can have a significant effect on employees, according to the State of Work-Life Wellness report from Gympass, a corporate wellness platform.

The stakes are also high for companies because of potential impacts on retention and productivity, among other potential consequences.

The results of the survey found no clear answer to the popular question about the "best place to work" in the post-pandemic era.

Instead, it found similar rates of wellbeing across fully remote, hybrid and in-office workers. Instead, the key came down to individual preference – something experts have regularly noted.

The report compared mismatched employees with matched employees who were working in their preferred setting and found working in a preferred environment boosts personal wellness and productivity.

Mismatched employees were twice as likely to report they are struggling compared to matched employees and were twice as likely to report being



UPS

UPS is calling employees back to work five days a week starting March 1. The stakes are high on these types of requirements because of the potential impacts on retention and productivity, among other possible consequences.

unhappy with their employer.

They were also more likely to have higher stress levels, lower emotional wellbeing and more sleep loss from work stress.

Cesar Carvalho, co-founder and CEO of Gympass, said the workplace mismatch problem underscores a larger issue: that "wellbeing is unique to each individual."

"Flexibility is a crucial consideration as companies navigate the return-to-office landscape," Carvalho said.

That flexibility could come in the form of policies that allow employees some latitude to operate in their preferred setting – but some of the companies that have called workers

back were already operating in that environment.

When it's not possible, companies can address those mismatches through other means, such as programs targeted to boost wellness.

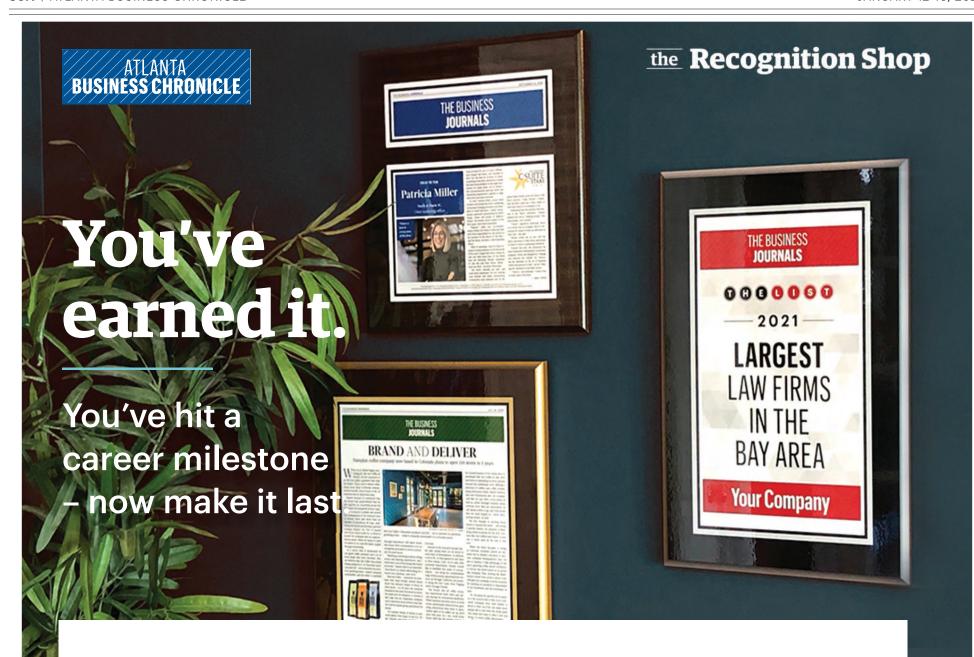
The report also found an increasing emphasis on wellbeing among employees. The percentage of employees who said wellbeing is equally important to salary rose from 83% to 93% over the past year. The percentage of workers who said they'd consider leaving a company that doesn't focus on wellbeing also rose 10 percentage points over the past year, to 87%.

The report also revealed a

disconnect between company leaders and employees, with 91% of company leaders saying they can take time for their wellbeing, compared to just 66% of non-managers saying the same.

Carvalho said managers who feel good about their own wellbeing shouldn't assume the rest of their teams do. That blind spot that can have significant consequences.

"Leaders must ensure that employees, especially non-managers and those early in their careers, have the same time, resources and flexibility to take care of themselves," Carvalho said. "Wellness is not a seniority perk; it's the most important thing to keep your employees healthy, productive and engaged at work."



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LAW | PROFESSIONAL RECOGNITION

## **Chimere Chisolm Trimble**

Chisolm Trimble & Associates

**Managing Attorney** 

Attorney Trimble's varied and accomplished legal career includes work with the North Carolina Justice center, previous Staff Attorney to three Superior Court Judges, former Assistant City Attorney, selection to the Georgia Super Lawyers five years straight, served as Regional Vice President for the Georgia Association of Black Women Attorneys, as well as a Municipal Court Judge, Executive Board Members to several non-profit organizations and most recently Chairperson to the Family Law Section of GABWA.





## **FEATURED**

LAW | PROMOTION

## **Tara Ravi**

Parker, Hudson, Rainer & Dobbs LLP

Partner

Parker, Hudson, Rainer & Dobbs LLP is pleased to announce that healthcare attorney Tara Ravi has been admitted to the partnership as of January 1, 2024.

A unique background in healthcare that includes clinical, academic and regulatory experience has made Tara Ravi a well-rounded counselor to healthcare organizations embarking on transactional growth plans or facing reimbursement or regulatory challenges. Clients rely on Tara to navigate through complex regulatory issues such as Medicare, Medicaid and managed care compliance, reimbursement and enrollment as well as federal and state licensure. She also helps healthcare organizations poised for expansion, with a special focus on solutions for efficient multi-jurisdictional growth across complex state and federal regulatory and reimbursement frameworks. Tara is recognized by The Best Lawyers in America for Health Care Law and Qui Tam Law. She earned her J.D. from Emory University School of Law and her B.A. at Emory University.





## **FEATURED**

LAW | PROMOTION

## Matthew M. Weiss

Parker, Hudson, Rainer & Dobbs LLP **Partner** 

Parker, Hudson, Rainer & Dobbs LLP is pleased to announce that bankruptcy attorney Matthew M. Weiss has been admitted to the partnership as of January 1, 2024.

Matt Weiss helps creditors and insurers successfully navigate bankruptcy and restructuring matters, with a focus on creditors' rights and insolvency-related litigation in bankruptcy, federal and state courts. His experience includes all phases of Chapter 7 and 11 bankruptcies, representing secured and unsecured creditors, debtors, insurance companies and other parties-in-interest. Matt was selected as one of Secured Finance Network's 40 Under 40 in 2023 and is recognized by The Best Lawyers in America: Ones to Watch for Bankruptcy and Creditor Debtor Rights/Insolvency and Reorganization Law. He earned his J.D. at the University of Georgia School of Law and his B.A at the University of Georgia.





## **FEATURED**

LAW | PROMOTION

## **Wes Pickard**

Parker, Hudson, Rainer & Dobbs LLP **Partner** 

Parker, Hudson, Rainer & Dobbs LLP is pleased to announce that real estate attorney Wes Pickard has been admitted to the partnership as of January 1, 2024.

Wes Pickard concentrates his practice on commercial real estate law, with an emphasis on developer, owner, and borrower representation. He has handled numerous commercial real estate transactions, including commercial leases in all asset classes, construction and permanent financing, acquisitions and dispositions, mezzanine financing, and equity investment. Wes is recognized by The Best Lawyers in America: Ones to Watch for Real Estate Law. He earned his J.D. from Emory University School of Law and his B.A. at Emory University.





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The Courts

### **▶** Bankruptcies

Northern District of Georgia **Atlanta Division** 

Chapter 7

KAir Enterprises LLC, 1659 E. Clifton Rd. NE, Atlanta 30307: Assets. \$0 to \$50,000; Debts, \$10,000,001 to \$50.000.000: FEIN 83-2584740; Attorney, John W. Mills; Judge Craig; case No. 23-62759, 12/27/23.

MNRS Associates LLC 1659 E. Clifton Rd. NE, Atlanta 30307; Assets, \$0 to \$50,000; Debts, \$0 to \$50,000; FEIN 47-5229299; Attorney, John W. Mills; Judge Craig; case No. 23-62768, 12/27/23.

ManaAir LLC, 1659 E. Clifton Rd. NE, Atlanta 30307; Assets, \$0 to \$50,000; Debts, \$10,000,001 to \$50,000,000; FEIN 83-2864888; Attorney, John W Mills; Judge Craig; case No. 23-62773, 12/27/23.

RED RIVER FOOD GROUP LLC. 2221 Peachtree Rd. NE #G, Atlanta 30309; Assets, \$1,970; Debts, \$1,963,731; Major Creditor, Panthers Capital LLC, \$349,946; Secured, \$0; Unsecured, \$1,963,731; Attorney, Leonard R. Medley III; Judge

Hagenau; case No. 23-62849

12/29/23.

Peach Cobbler Favettville One LLC, 2225 Riverdale Rd., Atlanta 30349; Assets, \$0. Debts \$965,040. Major Creditor, Panthers Capital LLC, \$349,946; Secured, \$0; Unsecured, \$965,040; Attorney, Leonard R. Medley III; Judge Hagenau; case No. 23-62851, 12/29/23.

Atl Food Group LLC, 6175 Old National Hwy. #340, Atlanta 30349; Assets, \$2.705: Debts. \$1.568.707: Major Creditor, Washington Business Bank, \$450,000; Secured, \$0; Unsecured, \$1,568,707; Attorney, Leonard R. Medley III; Judge Hagenau; case No. 23-62852 12/29/23.

**BLUE STAR KITCHEN Inc.** 3515 Camp Creek Pkwy. #50-70. Atlanta 30344: Assets, \$2,135; Debts, \$4,616,320; Major Creditor, G and G Funding Group LLC, \$899,240; Secured, \$0; Unsecured, \$4,616,320; Attorney, Leonard R. Medley III: Judge Hagenau: case No. 23-62854, 12/29/23.

PEACH COBBLER 8 LLC. 2450 Atlanta Rd. SE. Smyrna 30080; Assets, \$2,090; Debts. \$358.934: Major Creditor, US FOOD, \$210,092; FEIN 87-3780621; Attorney, Secured. \$0: Unsecured. \$358,934; Leonard R. Medle; Judge Hagenau: case No. 23-62857, 12/29/23.

PEACH COBBLER SHALLOWFORD LLC 2566 Shallowford Rd. NE #105, Atlanta 30345: Assets \$1,719; Debts, \$112,127; Major Creditor, SYSCO ATLANTA LLC, \$80,436; Secured, \$0; Unsecured, \$112,127; Attorney, Leonard R. Medley III; Judge Hagenau; case No. 23-62858,

PEACH COBBLER BAKERY **BUCKEAD LLC**, 2221 Peachtree Rd NF #H Atlanta 30309; Assets, \$0 to \$50,000; Debts, \$0 to \$50.000: FEIN 87-1290592: Attorney, Leonard R. Medley III; Judge Hagenau; case No. 23-62859, 12/29/23.

12/29/23.

250 Pharr Rd NE 1212 LLC, 250 Pharr Rd. NE #1212. Atlanta 30305; Assets, \$100,001 to \$500,000; Debts, \$100,001 to \$500,000; FEIN 92-3515578: Attorney, Brandon D. Wagner; Judge Sigler; case No. 24-50009, 01/01/24.

32 Peachtree St NW Ave. NE #55165. Atlanta 30308; Assets, \$100,001 to \$500.000: Debts. \$100,001 to \$500,000; FEIN 93-3684099: Attorney. Robert M.A. Dukes; Judge Cavender; case No. 24-50026, 01/02/24.

Southeastern Management P.O. Box 571905. Atlanta 30357; Assets, \$0 to \$50.000: Debts. \$1.000.001 to \$10,000,000; FEIN 45-3706810: Attorney Theodore N. Stapleton; Judge Craig; case No. 24-50031,

Chapter 11

Residential Adversities LLC. 6582 Aquila Dr., Morrow 30260: Assets. \$500.001 to \$1,000,000; Debts, \$500,001 to \$1.000.000: FEIN 92-0691101; Attorney, PRO SE; Judge Hagenau: case No. 23-62848. 12/29/23.

Choices Outreach Inc.. 403 Clifton St. SE, Atlanta 30316: Assets \$500,001 to \$1,000,000; Debts, \$500,001 to \$1,000,000; FEIN 30-0434122; Attorney, PRO SE; Judge Cavender; case No. 23-62866, 12/29/23.

ASAP TAX PROS DJ LLC. Atlanta 30305; Assets, \$100,001 to \$500,000; Debts, \$100,001 to \$500,000; FEIN 46-4226753; Attorney, PRO SE; Judge Cavender; case No. 23-62867, 12/29/23.

The Rochester Holding Co. of Georgia LLC, 254 N. Main St. #B, Jonesboro 30236; Assets, \$500,001 to \$1,000,000; Debts, \$100,001 to \$500,000; FEIN 47-3611169; Attorney, Richard K. Valldejuli Jr.; Judge Ellis-Monro; case No. 24-50006, 01/01/24.

New Shield of Faith Christian Ministries Inc., 1147 Fortress Ave. SW, Atlanta 30315; Assets, \$1,000,001 to \$10,000,000; Debts, \$1,000,001 to \$10,000,000; FEIN 85-4051330; Attorney, PRO SE; Judge Baisier; case No. 24-50022, 01/02/24.

AWMG LLC, 606 Park Lake Ln., Peachtree Corners 30092; Assets, \$100,001 to \$500,000; Debts, \$100,001 to \$500.000: FEIN 88-2756930; Attorney, PRO SE; Judge Craig; case No. 24-50023, 01/02/24.

Chicago Equities LLC, 661 Sherwood Dr. #E7. Jonesboro 30236; Assets, \$1,000,001 to \$10,000,000; Debts, \$100.001 to \$500.000; FEIN 82-5195687; Attorney, PRO SE; Judge Bonapfel; case No. 24-50025, 01/02/24.

Bellvilla Services LLC. 911 Tara Blvd., Hampton 30228: Assets \$100 001 to \$500,000; Debts, \$100,001 to \$500,000; FEIN 45-2430449: Attornev. PRO SE: Judge Cavender; case No. 24-50029, 01/02/24.

## **▶** Judgments

## **COBB COUNTY**

Johann Cohen vs. Keaughn Caver/Keaughn LLC dba Metro EV, \$36,365, plaintiff, case No. 23A 300, 12/20/23.

Hubert Properties vs. Horshu's Craft Beers & Quality Wines LLC/Ricky Hardimon, \$11,416/21,086, plaintiff, case No. 23D 47,

## **ABOUT THIS SECTION**

### **READER'S GUIDE**

This section includes a collection of information gathered from metro area courthouses, government offices and informational websites. By using Leads, you can find new and expanding business and new customers. You can detect the area's commercial and residential hot spots. And you can unearth clues about the financial condition of your vendors, customers or competitors. Each section, except for Bankruptcies, is separated by county. All entries are listed under the county in which they were filed.

## **EMAIL EDITION**

Camille A. Boothe

12/20/23.

of the Camille Alicia

individually and as trustee

Boothe Revocable Trust vs.

Diego Eccleston, \$348,372,

Forward Financing LLC vs.

Vintage Services LLC dba

Albert Berry, \$22,639,

**DEKALB COUNTY** 

**Foundation Christian** 

10/26/23.

Academy Inc. dba Solid

Lendr.Online LLC vs. Solid

Foundation/Leslie Bentley-

**Jackson**, \$18,660, plaintiff, case No. 23A 02947,

Technology Insurance Co.

vs. MV Remodeling LLC,

23A 00339, 10/26/23.

Pawnee Leasing Corp.

Capital LLC vs. Thrive

23A 02838, 10/26/23.

Western World Insurance

Co. vs. Certified Roofing

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& Gutters LLC, \$35,850

**FULTON COUNTY** 

Cheryl Grier vs. Shumeka

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LLC, \$619,750, plaintiff, case

No. 22 EV 006867, 12/20/23.

Hill/Wellness IV Spa &

(CE) OTR Capital LLC

dba TruckerFi vs. Harris

case No. 23 EV 004307.

 ${\bf Construction\ SE\ LLC,}$ 

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Transport LLC/Christopher

L. Harris, \$56,103, plaintiff,

WG Waste LLC vs. UJAMAA

\$41,068, plaintiff, case No.

23 EV 002846, 12/20/23.

Atwell LLC vs. Sureste

Property Services LLC/

Partners LLC. \$30.185.

SYSCO Atlanta LLC vs.

Mr. Everything Super Deli

LLC dba Mr. Everything, \$17,461, plaintiff, case No.

23 CV 381927, 12/19/23.

Frank Cannon vs. J3PS

LLC/Josh Harper III/J3

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United Gaming LLC vs.

(54371)/Mukesh Patel,

\$1,368,993, plaintiff, case

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382310, 12/19/23.

Productions Inc., \$195,621,

Prem Ratan Dhan Payo Inc.

003312, 12/20/23.

aintiff, case No. 23 EV

Sureste Development LLC/

**Covington Sureste Holding** 

Co. LLC/Covington Sureste

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assignee of Archer Business

Fitness LLC/Howard Garden

II, \$71,044, plaintiff, case No.

Vintage Exclusive Services/

plaintiff, case No. 23 1 01807,

plaintiff, case No. 23 1 03398.

Reddor Investments LLC/

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> The Business Backer LLC vs. JSC Trucking LLC/Jasmine Crawford, \$27,239, plaintiff, case No. 23 CV 389110. 12/20/23

## **GWINNETT COUNTY**

Turner Design Build LLC/ Russ Turner vs. Shaw Home Services LLC. \$15.000. plaintiff, case No. 22M 28816, 12/26/23.

## **New Lawsuits Filed**

## **COBB COUNTY**

**Can Capital Asset Servicing** Inc. as assignee of Webbank vs. Rock Solid Custom Concrete Inc./Vernon C. Mincemoyer, contract, case No. 23A 5517, 12/07/23.

The Estate of Douglas Turner in her representative capacity as administrator of **Connie Turner as surviving** spouse vs. Kennestone Hospital Inc./Wellstar Medical Group LLC/Prasad H. Rao MD et al., medical malpractice/tort, case No. 23A 5551, 12/11/23

**CAN Capital Asset Servicing** Inc. as assignee of Webbank vs. Vontricia L. Lewis/ **Absolute Excellence** Preparatory Academy LLC, contract, case No. 23A 5560,

IOU Central Inc./ IOU Financial Inc. vs. Nugeneration Technologies LLC/Donato Polignone, case No. 23 1 09602, 12/13/23.

12/12/23.

TRE Financial LLC vs. KIAH Global Inc./dba Banana Beach Tax/Israel Nelson. contract, case No. 23A 5641, 12/15/23.

Technology Insurance Co. vs. Sentinel Exteriors LLC, contract, case No. 23A 5642, 12/15/23

Deborah Johnson vs. The Kroger Co., case No. 23.1 09703, 12/18/23.

Solar Finance LLC case No. 23 1 09712, 12/18/23.

Marcus Shannon/Christie Duncan vs. Outback Steakhouse of Florida LLC, tort, case No. 23A 5650, 12/18/23.

Jasmine Johnson vs. LYFT Inc./Flexdrive Services LLC/ Anthony Lee, personal injury/ tort, case No. 23A 5653. 12/18/23.

Carl Wiggins vs. Bison Plumbing Inc./Brian White. personal injury/tort, case No. 23A 5660. 12/18/23.

Andrea Walker vs. Boldbaatar Altangerel/ Connect Trans Inc./ Progressive Commercial Advantage Agency Inc., personal injury/tort, case No. 23A 5663. 12/18/23.

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General Corp./Dolgencorp LLC, tort, case No. 23A 5670, 12/18/23. **American Express National** Bank vs. Tiffany Staten/

London Grant LLC, case No.

23 1 09737, 12/19/23 Hugo Zirangua vs. Cosmopolitan Realty LLC, case No. 23 1 09741, 12/19/23.

AQC Traffic Control LLC vs. Butch Thompson Enterprises Inc., contract, case No. 23A 5658, 12/19/23.

Terri L. Paulk vs. Piedmont Cartersville Hospital Inc./ fka Cartersville Medical Center/Hamid Askarian, tort, case No. 23A 5662, 12/19/23.

Jill Mitchell vs. Dollar General Corp., personal injury case No. 23A 5676 12/19/23.

Rianna R Malandaz vs Jacob M. Griffin/Canal Insurance Co./Ella Bay Transport LLC, personal injury/tort, case No. 23A 5677, 12/19/23.

Ronald D. Garrett vs. Jose . Tovar De Leon/C.W. Matthews Contracting Co. Inc., personal injury/tort, case No. 23A 5679, 12/19/23.

Johnny Nguyen vs. The Kroger Co., tort, case No. 23A 5693, 12/19/23.

Invictus Development and Engineering Inc. vs. Resilent Surgical Inc., case No. 23A 5710, 12/20/23.

Naim Hernandez administrator of the estate of Naim Issael Hernandez vs. Essendant Co./The Travelers Indemnity Co./ Christopher M. Johnson, personal injury/tort, case No. Octavius Britton vs. 23A 5711. 12/20/23.

Robert Kilby vs. Chevron USA Inc./66 ALMON LLC. personal injury/tort, case No. 23A 5715, 12/20/23.

Teyauna Smith vs. Brahim Adardour/LYFT Inc. (DE)/ LYFT Center Inc., personal injury/tort, case No. 23A 5719, 12/20/23. Michael Crowley vs.

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Cavmus Funding Inc. vs. Complete Health and Wellness LLC/Frederick Brown, case No. 23 1 09792.

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Coastal Landfill Disposal of FL/Cash Development LLC/ Renewable Energy Holdings of GA et al. vs. John Murchie/JTM Resources **LLC**, case No. 23 1 09795 12/21/23.

## **DEKALB COUNTY**

**Access To Capital for** Entrepreneurs Inc. vs. Veteran Training & Empowerment Center Inc./ David Gallemore, contract/ account, case No. 23A 05779, 12/11/23.

Ace American Insurance Co. vs. Atlas Framing LLC, contract/account, case No. 23A 05780, 12/11/23.

Lloyd Bell/Law Offices of Lloyd Bell PC vs. Krevolin & Horst LLC/Halsey Knapp Jr./ Jessica Cino, case No. 23A 05786, 12/11/23.

Sherita Nutt vs. Anthony Ardister/Georgia Container Inc./A&A Haul Away LLC, tort, case No. 23A 05788 12/11/23.

Bank of the Ozarks vs. The Villages Shops at Cedar Grove LLC/The Villages Ships at Cedar Grove II LLC/William Fitzpatrick. 23A 05790, 12/11/23.

Sakina Cordner vs. Daniel Horne/Absolute Best Air Inc., tort, case No. 23A 05791, 12/11/23.

Katrina Toohev vs. T and Z Realty LLC/Tamela M. Stewart, case No. 23 CV 10602, 12/12/23.

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Vincent King/Barr Echelon Enterprises LLC/Progressive Mountain Insurance tort, case No. 23A 05794, 12/12/23.

Nathaniel Glass vs. PL **Ashberry LLC**, tort, case No 23A 05798, 12/12/23.

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Customers Bank Inc. vs. QOS Logistics LLC/Alessandra Thomazini, contract/ account, case No. 23A 05801, 12/12/23.

Comdata Inc. vs. The Morning Star Trans LLC/ Rachel Mebrahtu/Semere Tsehaye, contract/account, case No. 23A 05805. 12/12/23.

**Cecchine Auto Restoration** Service LLC dba CARS LLC vs. ATW Equipment LLC/ Tamie Wahle, contract/ account, case No. 23A 05808, 12/12/23.

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American Financial Center Inc. vs. Bevond Blessed Logistics LLC/ Mboya Montique/Kerline Cooper-Montique, contract/ account, case No. 23A 05810. 12/12/23.

Progressive Premier of IL/ Jamell Holt, tort, case No. 23A 05812, 12/12/23.

Genivieve Burks vs.

Eddie Randolph vs. 5 Even A Inc./dba Chevron, tort, case No. 23A 05816, 12/12/23.

US Foods Inc. vs. Justice Brands LLC/dba Gyro Gyro/ Nathan Justice, contract, account, case No. 23A 05819, 12/12/23.

Maezee Cospy vs. Waffle House Inc., tort, case No. 23A 05820, 12/12/23.

US Foods Inc. vs. House of Ambrosia Foundation Inc./ dba House of Ambrosia/ Roslyn Griffin et al. contract/account, case No 23A 05821 12/12/23

Collins Trucking and Hauling LLC vs. Norman Kennebrew/404 Concrete LLC/404 Ready Mix On Site **LLC**, case No. 23 CV 10648, 12/13/23.

Terry MFG & Uniforms vs. Wright-Barton LP, case No. 23A 05830, 12/13/23.

Porscha Schley vs. Rio Brazilian Wax XIII LLC tort, case No. 23A 05831, 12/13/23.

Sunstate Equipment Co. LLC vs. Bluebird Trucking and Excavating LLC, contract/ account, case No. 23A 05832, 12/13/23.

Dealers Supply Co. Inc. vs. Smart Mechanical Inc./Kyung Kim, contract/ account, case No. 23A 05833, 12/13/23.

Andrew Jordan vs. Brian Harris/SIG SAUER Inc., tort, case No. 23A 05838, 12/13/23.

Justin Young vs. WNS Transportation LLC, case No. 23 CV 10669, 12/14/23.

Wiltovia Hawkins vs. Doruk Adam Construction Inc./ Omar Munoz, tort, case No. 23A 05855, 12/14/23.

Terell Shirley vs. Weini Transportation LLC/Aregay Gebremariam, tort, case No. 23A 05857, 12/14/23.

Jaime Kail/Brandon ınson vs. Marquis Hunter/Evergreen Freight LLC/ZAMM Logistics LLC, tort, case No. 23A 05863, 12/14/23.

Tyler Peterson vs. Concentra Health Services Inc., tort, case No. 23A 05865, 12/14/23.

Maxwell Brown vs. Amanda Majo/Montlick and Associates, case No. 23A 05869. 12/14/23.

Jaimie and Charlene Kail vs. Marguis Hunter/Evergreen Freight LLC/ZAMM Logistics LLC, tort, case No. 23A 05871, 12/14/23.

Tara Wells vs. Khan Shell LLC/dba Shell Food Mart. tort, case No. 23A 05872, 12/14/23.

D'Amari Capers/Kevin Harris vs. David Hirsch MD/ The Emory Clinic Inc., tort/ medical malpractice, case No 23A 05877, 12/14/23.

Samantha A. Lammy vs. Stone Mountain West Condominium Association Inc./Sentry Management Inc./Austin Hiers et al., case No. 23 CV 10748, 12/15/23.

Dawn Randall vs. Atlanta Heart Specialists LLC/ Zoubin Alikhani MD/Boston Scientific Corp., tort/ wrongful death, case No. 23A 05888, 12/15/23.

Ameris Bank vs. #Travisking LLC/Travis King, contract/ account, case No. 23A 05895, 12/15/23.

Empreinte North America Inc. vs. Sizedbyfaith LLC, contract/account, case No 23A 05897, 12/15/23.

Smith & Carson Inc. vs. Dentons US LLP, contract/ account, case No. 23A 05900, 12/15/23.

Michel Doricent as administrator Marie Yva Pierre deceased vs. Lake City Nursing and Rehabilitation Center LLC/ D&N LLC/Coast To Coast Medical Transportation Inc., tort/professional negligence, case No. 23A 05901, 12/15/23.

Carl Carr vs. Donald Dozier/ K2 & LE Construction Joint Venture Inc., tort, case No 23A 05902, 12/15/23.

Susan Ward vs. The Kroger 05903, 12/15/23.

## **FULTON COUNTY**

Camile O. Bell vs. US Auto Sales Inc., contract/account, case No. 23 CV 389966, 12/11/23.

Kimberly M. Brown vs. M.A.R.T.A., case No. 23 CV 389971, 12/11/23.

Keenan Harper/ Chattahoochee Services LLC vs. Kevin Marshall/Anva Marshall/XYZ Home and Pool Inc., contract/account, case No. 23 CV 389974, 12/11/23.

Pinal Corp./Yash Bottle LLC vs. Middle Georgia Insulated Structures LLC/Polar King America Inc., case No. 23 CV 390013, 12/11/23

Terminus Software Inc. vs. TrueCare 24 Inc., contract/ rcount. case No. 23 CV 390080, 12/11/23.

American Zurich Insurance Co. vs. Metro Private Securities LLC, contract, case No. 23 EV 007911, 12/11/23 Centra Funding LLC vs.

Mocha Chic Spa Salon LLC/ Nicole Singletary, account, case No. 23 EV 007916, Smith Gambrell & Russell LLP vs. Aery Aviation LLC, account, case No. 23 EV 007917, 12/11/23.

Wavne Perkins vs. KPM Shannon Woods Apartments LLC, tort, case No. 23 EV

007924, 12/11/23. Tariehk and Clinton Dorsey vs. Our Bar ATL LLC, tort, case No. 23 EV 007926, 12/11/23.

Alpha Execucourt LLC vs eterans Roofing Co. LLC/ Thomas Bouhan, tort, case

No. 23 EV 007927, 12/11/23 Florence and William Sumner vs. Robert Benson/ **RSB Electric LLC**, tort, case No. 23 EV 007936, 12/11/23

Access To Capital for Entrepreneurs Inc. vs. Mr. Everything Super Deli LLC, contract, case No. 23 EV 007939, 12/11/23.

John Norris vs. Windstream **Business Holdings LLC/HP** Commerce LLC, tort, case No. 23 EV 007940, 12/11/23.

Access To Capital for Entrepreneurs Inc. vs. Flawless Accommodations LLC. contract. case No. 23 EV 007941, 12/11/23.

Bataski Bailey vs. Fair & Walker Unit Owners Association Inc./Access Management Group LP/ Beacon Management Services LLC et al., damages, case No. 23 CV 390001, 12/12/23.

Geraldine Walton vs.
INVENTHELP-Zulan L.
Berry, tort/negligence, case
No. 23 CV 390021, 12/12/23.
Celis Service Contractor LLC
vs. Twin Pine Group LLC/
dba The Orchards at Walnut
Creek Apartments, contract/
account. case No. 23 CV

390026, 12/12/23.

Joshualyn Furby vs. Latitude
55 Pharr LLC/c/o ARCAN
Capital LLC, case No. 23 CV
390038, 12/12/23.

Pamela Palmer vs. Thomas Vision Films LLC/Thomas Brown, contract/account, case No. 23 CV 390047, 12/12/23.

Lynia A. Callier vs. 1804 Pizza Bar & Lounge LLC/ Profound Investments LLC/ Evens Deravil, case No. 23 CV 390049, 12/12/23.

Ruwhiy R. Barrow vs. Quest Payee Services, contract/ account, case No. 23 CV 390065, 12/12/23.

SRS Distribution Inc. dba Superior Distribution vs. HARSEGA LLC/dba Honest Abe Roofing Southeast/adba Honest Abe Roofing et al., contract/account, case No. 23 CV 390067, 12/12/23.

American Builders and Contractors Supply Co. Inc. aka ABC Supply Co. vs. Art Threats Inspection Co./dba Art Threats Inspections/ Arthur Threats, contract/ account, case No. 23 CV 390070, 12/12/23.

American Express National Bank as attorney in fact for NBSF II 2021 Trust vs. Flipping With Carlton LLC/ Carlton Curry. contract/ account, case No. 23 CV 390071, 12/12/23.

Angel Davis vs. Alpha Balde/ UBER Technologies (GA) Inc./Larnell Latrell, case No. 23 CV 390079, 12/12/23.

Rexel USA Inc. successor by merger to Mayer Electric Supply Co. Inc. vs. The Fulton-DeKalb Hospital Authority/Grady Memorial Hospital Corp./Grady Cass Inc., case No. 23 CV 390225, 12/12/23.

United Healthcare Insurance Co. vs. Body Design Management Systems LLC, account, case No. 23 EV 007944, 12/12/23.

IPFS Corp. vs. Bonafide Freight Forwarding LLC, contract, case No. 23 EV 007945, 12/12/23.

Euler Hermes North America Insurance Co. assignee of AIM HIRE LLC vs. Metasys Technologies LLC/dba Metasys Technologies Inc./ dba Metaprocure, contract, case No. 23 EV 007949,

12/12/23.
Unique Paul vs. Action
Electric Co. Inc./William
Coleman, tort, case No. 23 EV

007968, 12/12/23.

Angie Neely Penn vs. Scadia
Landscape LLC/Bernardo
Bustos, tort, case No. 23 EV

007974, 12/12/23.
Tiffany Smith/Jaree Jackson vs. Hines Holdings LLC/dba
T3 West Midtown, tort, case

T3 West Midtown, tort, case
No. 23 EV 007976, 12/12/23.

Jermaine and Calandra Hill

vs. A-National Limousine
Service Inc./M.A.R.T.A.,
tort, case No. 23 EV 007977,
12/12/23.
Corey Montgomery vs. Park

Corey Montgomery vs. Park and Fly Service Inc./HERTZ and ESIS/BCD Parking Inc. et al., tort, case No. 23 EV 007998, 12/12/23.

American Express National Bank as attorney in fact for NBSF II 2021 Trust vs. Real Network Promotions LLC/ Carlos Brown, contract/ account, case No. 23 CV 390088, 12/13/23. Mary Bradford vs. M.A.R.T.A., case No. 23 CV 390092, 12/13/23.

Naima Wade vs. RAM Partners LLC/1084 West Peachtree Street Apartment Investors LLC, case No. 23 CV 390102, 12/13/23.

Danielle L. Russell vs. B&S Apartments LLLP/Pavilion Place Apartments, case No. 23 CV 390107, 12/13/23.

Natasha Ballard vs. D23 LLC, case No. 23 CV 390111, 12/13/23.

DLS Installation LLC vs.
Indigo Blue Construction
LLC, contract/account, case
No. 23 CV 390129 12/13/23

Eleanorjan Green-Roberts Welcome vs. Kenya Amos/ BQE Hospitality Group Inc./Slush Corp., contract/ account, case No. 23 CV 390130, 12/13/23.

Kiandra Jackson vs. RG Global Services Inc., contract, case No. 23 EV 007963. 12/13/23.

Nichole Mitchell vs.
Northside Hospital Inc./
Envision Physician Services,
tort, case No. 23 EV 007982,
12/13/23

Coyote Logistics LLC vs. Blake Logistics LLC/Pam Luter/DW Transportation & Logistics LLC, contract, case No. 23 EV 007985, 12/13/23

Casey O'Neil vs. A-National Limousine Service Inc./ Robert Sanford, tort, case No. 23 EV 007994. 12/13/23

Eric Tucker/Darius Smith vs. Jeremy Jones/Bulkhaulers Inc., tort, case No. 23 EV 008004, 12/13/23.

Sushama and Shekhar Kasbekar vs. Ivy Station Community Association Inc./Weissman PC/Jason LoMonaco, declaratory judgment, case No. 23 CV 390178, 12/14/23.

Jefferson Browne
Architecture Inc. vs. KKPD
Properties LLC/Princeton
Lakes Pediatrics LLC,
contract/account, case No. 23

Sunil R. Savili vs. 100 Holdings Inc./Ameri and Partners Inc./Now100 Inc. et al., contract/account, case No. 23 CV 390185, 12/14/23

CV 390180, 12/14/23

Academy Roofing Systems Inc. vs. Cross Keys Entertainment Inc./ Seryus Property Group LLC, contract/account, case No. 23 CV 390201, 12/14/23.

Brandfluence Inc. vs. Jacob Wolf/Tiltify Inc./Josh Belkin et al., tort/negligence, case No. 23 CV 390207, 12/14/23.

BMS Health Resources LLC vs. lorthobiologix PLLC, contract/account, case No. 23 CV 390223, 12/14/23.

Torrance R. Williams vs. AF Electrical Contractors Inc./ Liberty Mutual Insurance Co., case No. 23 CV 390233, 12/14/23.

Marvin Fields vs. Columbia Residential Management LLC/Columbia Residential LLC/Columbia at Peoplestown Partners LLC et al., case No. 23 CV 390280, 12/14/23.

Third Coast Insurance Co. vs. Modern Mountain Home Improvements LLC, contract, case No. 23 EV 008018, 12/14/23.

Builders FirstSource-Atlantic Group LLC vs. Young & Meathe Homes LLC/Gross Pointe Partners LLC, account, case No. 23 EV 008041, 12/14/23.

Kimberly Sheppard vs. Green Camp Foodmart Inc., tort, case No. 23 EV 008062, 12/14/23.

Raymon Boughton vs. AFS Foodmart Inc., tort, case No. 23 EV 008064, 12/14/23. Joy Jenkins vs. Midwood Park LLC, tort, case No. 23 EV 008066, 12/14/23.

Taurus Centaur/Shemar Cuyler vs. Atlanta Business Loyalties Enterprise LLC/HT West End LLC, tort, case No. 23 EV 008067, 12/14/23.

Trenekia Hocker/Gerry Bailey Jr. vs. Carlos Gutierrez/Commercial Concrete Systems LLC, tort, case No. 23 EV 008084, 12/14/23.

The Visionary Books + Cafe LLC vs. Bank OZK, case No. 23 CV 390213, 12/15/23.

Hilti Inc. vs. Oldcastle Infrastructure Inc., contract/ account, case No. 23 CV 390215, 12/15/23.

Laurie Petraska vs. Northside Hospital Inc., case No. 23 CV 390246, 12/15/23.

Fencing Supply Group Acquisition LLC vs. R&R Fence Services LLC/ Richardo Persaud, contract/ account, case No. 23 CV 390247, 12/15/23.

Odolph Wright vs. Harris Development, case No. 23 CV 390248, 12/15/23.

Christopher Rawlinson/ Monique Sinkler vs. Motorvation LLC, contract/ account, case No. 23 CV 390260, 12/15/23.

Bobby Lewis vs. US Bank Trust NA, case No. 23 CV 390261, 12/15/23.

Innsbruck Property Owners Association Inc. vs. TDGA LLC, contract/account, case No. 23 CV 390264. 12/15/23.

Michael Stanford vs.
Najarian Capital LLC, case
No. 23 CV 390266, 12/15/23.

Georgia United Credit Union vs. Ndow Automotive Group LLC/Modou L. Ndow Jr., contract/account, case No. 23 CV 390268, 12/15/23.

Ronald Lightfoot vs. Red Diamond Realty LLC/Red Diamond Hospitality LLC/ Choice Hotels International Inc., tort, case No. 23 EV 008070, 12/15/23.

Margaret Carmichael vs. Charles Boylen/New Dairy Operating LLC, tort, case No. 23 EV 008071, 12/15/23.

Earlina Perry as administrator of the estate of Daryn Wooten deceased vs. AMLI Management Co., tort, case No. 23 EV 008075, 12/15/23.

Bruce Key vs. Friends of Zoo Atlanta Inc./dba Zoo Atlanta, tort, case No. 23 EV 008082, 12/15/23.

Moore Bertram vs.
Dolgencorp. LLC, tort, case
No. 23 EV 008083, 12/15/23.

Kalen Queen vs. 2801 Felton Avenue LP/Andwell Investments LLC, tort, case No. 23 EV 008085, 12/15/23.

Summit Lighting Solutions LLC vs. QRST Group LLC, account, case No. 23 EV 008087, 12/15/23.

US Foods Inc. vs. Trewops LLC/dba Gino's NY Pizza Bar, account, case No. 23 EV 008088, 12/15/23.

Performance Food Group Inc. vs. Blue Star Kitchen Inc./dba The UBAR/Alre Alston, account, case No. 23 EV 008089, 12/15/23.

Performance Food Group Inc. vs. ALT Food Group LLC/ dba VVS Restaurant and Bar/ Alre Alston, account, case No. 23 EV 008090, 12/15/23.

Buckhead Meat of Atlanta vs. Team Sharpe LLC/dba Saltwater Outpost/Leslie Sharpe et al., account, case No. 23 EV 008091, 12/15/23.

Smith & Carson Inc. vs. BV Advisory Partners LLC, contract, case No. 23 EV 008094, 12/15/23.

Federated Mutual Insurance Co. vs. Olympus Granite LLC, contract, case No. 23 EV 008095, 12/15/23. Technology Insurance Co. vs. Lenox Roofing LLC (FL), contract, case No. 23 EV 008096, 12/15/23.

Northland Credit Corp. vs. CWMB eXpedite LLC/Jamal Walker, contract, case No. 23 EV 008097, 12/15/23.

Shakima Kerr vs. Sandy Springs Hospitality LLC/dba The Select Restaurant & Bar, tort, case No. 23 EV 008118, 12/15/23.

Performance Food Group Inc. vs. Red River Food Group LLC/dba Peach Cobbler Cafe/Alre Alston, account, case No. 23 EV 008125, 12/15/23.

Performance Food Group Inc. vs. Peach Cobbler 8 LLC/Aire Alston, account, case No. 23 EV 008126, 12/15/23.

Charles Adams/Personal Integrative Medicine LLC vs. Bendin Sumrall & Ladner LLC/Hunter Allen Jr., tort, case No. 23 EV 008128, 12/15/23.

Kathryn Bridgers vs. Tim's Ace Remodeling & Handy Services LLC/Timothy C. Wilkes, contract/account, case No. 23 CV 390279, 12/16/23.

### **GWINNETT COUNTY**

Marilynn Berryhale vs. JLV Construction LLC, case No. 23C 08984 S6, 12/04/23.

Clara Bondor vs. Zizmaxx Express LLC/Maxx Legion Legendary Logistics LLC/ National Continental Insurance Co., tort, case No. 23C 09025 SS. 12/05/23.

6520 Hillandale LLC vs. Justin Hosp/Mariposa Recovery Services, case No. 23C 09224 S7, 12/08/23.

Navy Federal Credit Union vs. THOM Holdings LLC/ Triston Thom, case No. 23C 09196 S3, 12/10/23.

Dana Peeples vs. Quiktrip Corp./Stevon Campbell, tort, case No. 23C 09197 S6, 12/10/23.

Jake Morris vs. GA Premier

Renovations LLC/Robert Lopez, contract/account, case No. 23A 10681 5, 12/11/23. Roseanna Murray vs.

Fleetcor Technology, case No. 23A 10684 6, 12/11/23. Salim Hajiani vs. Mines

Salim Hajiani vs. Mines Enterprises LLC/Fresh Express Inc./Mark Mines et al., tort, case No. 23A 10698 10, 12/11/23.

Comnexia Corp. vs. Dothan Builders Partners LLC, case No. 23C 09210 S5, 12/11/23.

Flexibility Capital Inc. vs. American International LLC/ Tareq Al Mariri/Zakarya Al Mariri, contract/account, case No. 23C 09227 S2, 12/11/23.

Rekiyat Subair vs. ECOM Titan Pros LLC/Shamus Goss, case No. 23C 09228 S5, 12/11/23.

Judith Barber vs. TEYSA Investors LLC/Saulo Granite LLC/Liberty Mutual Insurance Co. et al., tort, case No. 23C 09231 S5, 12/11/23.

Howard Carr vs. CATAS Express Inc./Scottsdale Indemnity Co./Ishmael Baning, tort, case No. 23C 09233 S4, 12/11/23.

Christian Neal vs. Sage Software LLC, case No. 23C 09234 S6. 12/11/23.

Brenda Lane vs. State Farm General Insurance Co., case No. 23A 10724 11, 12/12/23.

Keisha Williams vs. Bridgecrest Credit Co. LLC/ Recovery 911 LLC, case No. 23A 10730 2, 12/12/23.

Jennifer and Thomas Evans vs. The Cincinnati Insurance Co., contract/account, case No. 23A 10731 3, 12/12/23. Midcap Trade Finance LLC

vs. Protek Life Inc./Estate of David Gordon Allen, contract/account, case No. 23A 10734 5, 12/12/23. State Farm Mutual Automobile Insurance Co. vs. CRST Expedited Inc./ James W. Dean, tort, case No 23C 09240 S4, 12/12/23.

State Farm Mutual Automobile Insurance Co. vs. Auto Owners Insurance Co., tort, case No. 23C 09241 55, 12/12/23.

Chris Jones vs. JKB Pools Renovation & Repairs Inc./ Jeankobert Beaubrun, case No. 23C 09242 S6, 12/12/23

State Farm Mutual Automobile Insurance Co. vs. Government Employees Insurance Co., tort, case No. 23C 09243 S6, 12/12/23.

Dwight R. Clyde vs. MAR Trucking Inc./GA Highway Haulers LLC/Patrick Perpignan, tort, case No. 23C 09246 S1, 12/12/23.

Estate of Jason Smith/ Michael Smith/Gayle Eldert vs. AVITA Community Partners/Georgia Department of Behavioral Health & Developmental Disabilities/Jonathan Amos et al., case No. 23C 09252 S2, 12/12/23.

Shaylyn Kinsey vs. New Malwa Express Inc./Echelon Insurance/Javalkumar Patel, tort, case No. 23C 09253 S4, 12/12/23.

Melissa Ferguson vs. Hyatt Corp./Ward D. Morrow, tort, case No. 23C 09255 S5, 12/12/23.

Greg and Sharon Mix vs. State Farm Fire & Casualty Co., case No. 23C 09258 S5, 12/12/23.

Ashley Palm vs. Apple Georgia LLC, tort, case No. 23C 09262 S2, 12/12/23. Veronica Espinozaromero

vs. Gwinnett International Farmers Market Inc./ Kabseok Jung, tort, case No. 23C 09264 S3, 12/12/23. Yancey Bros. Co. vs.

Stalwart Plastics Inc., contract/account, case No. 23C 09265 S5, 12/12/23. Jacori Tucker vs. Liberty Mutual Insurance Co., tort,

case No. 23C 09269 S5,

12/12/23.
Justin L. Hughes vs. Hayles
Towing & Recovery LLC/
Fireman's Insurance Co. of
Washington DC/Continental
Western Insurance Co. et al.,
tort, case No. 23C 09273 S6,

12/12/23.

Judith Scales vs. Transdev
Services Inc./Laura
Williams, tort, case No. 23C

09277 S1, 12/12/23.
Veros Credit LLC vs. TICO
Auto Sales Inc./Adrian
Barrantes, case No. 23A

10777 9, 12/13/23. **RJ Oil Inc. vs. M&M North Corp.**, contract/account, case

No. 23A 10782 10, 12/13/23.

Andeandrea Ringstaff vs. VIDA Borrower LLC/ Birchstone Residential Inc., tort, case No. 23C 09284 S3, 12/13/23.

Sunstate Equipment Co. LLC vs. 3J General Construction LLC, contract/account, case No. 23C 09287 S1, 12/13/23.

Katie Sylvester vs. Old Republic Insurance Co./ Sherwin-Williams Co./ Penske Truck Leasing Corp. et al., case No. 23C 09293 S2, 12/13/23.

Estate of Leo Urbanski/ Theresa A. Kramer vs. AA18ALPHARETTA ALF LLC/ AA18 ALPHARETTA PROPCO LLC/Atlas Senior Living LLC et al., case No. 23C 09296 S3, 12/13/23.

Interior Construction Services LLC vs. M&DK Contractors Inc./Edwin Santos, contract/account, case No. 23A 10788 11, 12/14/23.

Eros Davis vs. State Farm Fire and Casualty Co., tort, case No. 23A 10794 1, 12/14/23. SMP Automotive Systems Alabama Inc. vs. NAOS Onsite Staffing LLC, case No 23A 10798 2, 12/14/23.

Sugarloaf Capital Buford LLC vs. Endurance American Specialty Insurance Co./ MCLARENS LLC, contract/ account, case No. 23A 10802 4, 12/14/23.

Tanneh A. Gueh vs. Panda Express Inc./Georges Inc., tort, case No. 23A 10810 6, 12/14/23.

SEGOSO Ltd. vs. Money Management International Inc., contract/account, case No. 23A 10813 8, 12/14/23. Salim Hajiani vs. Tate

Parker/ALFA Mutual Insurance Co./Q&R Inc., tort, case No. 23A 10818 1, 12/14/23. Joseph A. Jankauskas vs.

contract/account, case No. 23A 10820 9, 12/14/23. Chiquita Steadman vs. Burger King Co. LLC/ Premier King of Georgia

Auto Owners Insurance Co.,

Inc., tort, case No. 23C 09305 S3, 12/14/23. Jasmine Clark vs. Andreas Gyasi/Rasier LLC, tort, case No. 23C 09307 S4, 12/14/23.

Calvin Benford vs. ER Snell Contractor Inc., tort, case No. 23C 09308 S5, 12/14/23. Extenet Systems Inc. vs.

Omni Hotels Management Corp., tort, case No. 23C 09309 S6, 12/14/23. Memuna Jalloh vs. EMK

Trucking Inc./Carolina
Casualty Insurance Co./
Carlos B. Sanchez, tort, case
No. 23C 09317 S1, 12/14/23.

Karen Ferguson vs.
Walgreen Oshkosh/Zurich
American Insurance
Co./State Farm Mutual
Automobile Insurance Co. et
al., tort, case No. 23C 09318
S2, 12/14/23.

FedEx Corporate Services Inc. vs. LGP SWAG LLC, contract/account, case No. 23C 09320 S5, 12/14/23.

John T. Hardin vs. Russell Landscape Group Inc./Raul Garcia, tort, case No. 23C 09321 S3, 12/14/23.

Luis A. Garcia vs. Black Rock Equipment LLC/David K. Henson, tort, case No. 23C 09327 S6, 12/14/23. Ankurkumar K. Patel

vs. Progressive Premier Insurance Co. of Illinois/ Bernard Trucking LLC, tort, case No. 23C 09330 S1, 12/14/23.

Marlene Hilario vs. Top Turf Inc./Charles Broadnax/ Selective Insurance Co. of South Carolina, tort, case No. 23C 09331 S2, 12/14/23.

Joy R. Thornhill vs. Travelers Property Casualty Insurance Co./Rachel Isidahomen, tort, case No. 23C 09332 S3, 12/14/23.

Peter F. Schoenthaler PC vs. Alloy Wheel Repair Specialists LLC, contract/ account, case No. 23C 09340 S2. 12/14/23.

Diana De Leon vs. Southern Concrete Pours Inc./Jorge M. Conejo, case No. 23C 09344 S3, 12/14/23.

Clarice Nesbitt vs. US LBM Logistics LLC/Travelers Property Casualty Co. of America, tort, case No. 23C 09345 S1, 12/14/23.

Rick Nesbitt vs. US LBM

Logistics LLC/Travelers

Property Casualty Co. of America, tort, case No. 23C 09347 S1, 12/14/23. Patrick Martin vs. TLACHI Construction LLC/TLACHI

Remodeling LLC, tort, case

No. 23C 09348 S3, 12/14/23. Brandon Hicks vs. Broadwater at Sugarloaf LLC, case No. 23A 10824 10, 12/15/23.

Martha and Tom Kruse vs. State Farm Fire and Casualty Insurance Co., contract/ account, case No. 23A 10833 2, 12/15/23. Masoumeh Barzimehr vs.
State Farm Fire and Casualty
Insurance Co., contract/
account, case No. 23A 10837
3, 12/15/23.

Firm Foundations Inc./ Christopher K. Daigle/David S. Gaitan vs. TOMECH LLC/ Melissa Thies, contract/ account, case No. 23A 10850 4, 12/15/23.

United States Fueling Co. LLC vs. Jay Krishna USA Inc./Pragnesh K. Patel, contract/account, case No. 23A 10851 5, 12/15/23.

Jeremy Head vs. Texas Roadhouse Holdings LLC/ Brittany Bennett, case No. 23C 09352 S4, 12/15/23.

Martha T. Mason vs. D&K Remodeling LLC/ Progressive Northern Insurance Co./USAA Casualty Insurance Co. et al., tort, case No. 23C 09356 S1, 12/15/23.

Unique Wholesale LLC vs. Avondale Vape Shop & Hookah Lounge, contract/ account, case No. 23C 09358 S1, 12/15/23.

Unique Wholesale LLC vs. Smoke Trip1 LLC, contract/ account, case No. 23C 09359 S2, 12/15/23.

Unique Wholesale LLC vs. Smoke & Vape LLC, contract/ account, case No. 23C 09360 S3, 12/15/23.

Properties LLC/US Fitness Holdings LLC, case No. 23C 09361 S5, 12/15/23. State Farm Fire & Casualty

Co. vs. UAG Atlanta IV

David Fowler vs. AKC

Motors LLC, tort, case No. 23C 09365 S3, 12/15/23. Isaiah and Talandria Cousins vs. FCHG Roofing LLC/ Fidencio Chichilapagarcia, tort, case No. 23C 09367 S4,

12/15/23.
Felicia Sanford vs.
Gwinnett Convention &
Visitors Bureau Inc./P&C
Professional Service LLC,
case No. 23C 09371 S5,

Martha Morris vs. Citi Trends Inc./Hendon Properties LLC/Georgia Commercial Stores Inc. et al., tort, case No. 23C 09384 S2, 12/15/23.

Elaine Call vs. State Farm Fire & Casualty Insurance Co., contract/account, case No. 23A 10854 6, 12/16/23.

## ► Federal Tax Liens -Business

## DEKALB COUNTY

Quality Home Improvement Services LLC, 3020 Oakvale Heights, Decatur 30034, \$36,294, (941), GED 2663/430, 10/25/23.

Services/Kristin Nicholson

Nicholson Exploration

Linecrest Rd., Ellenwood

4537 Kingsgate Dr., Atlanta 30338, \$66,324, (941), GED 2664/50, 10/30/23. Smart Place Adult & Children Services Inc., 3595

30294, \$350,085, (941), GED

2664/53, 10/30/23.

Smart Place Adult &
Children Services Inc., 3595
Linecrest Rd., Ellenwood
30294, \$1,520,812, (941),

Pai N Fullz Entertainment LLC/Eugene Fears Jr., 2767 Parkway Cv., Lithonia 30058, \$232,697, (941), GED 2664/24, 10/30/23.

ARC Design and Fabrication LLC/Phillip A. Bostic, 1775 S. Columbia Place #E, Decatur 30032, \$12,763, (940/941), GED 2664/49, 10/30/23.

Smart Place Adult & Children Services Inc., 3595 Linecrest Rd., Ellenwood 30924, \$204,165, (6721/941/990), GED 2664/54, 10/30/23.

## GWINNETT COUNTY

Miyake Credit Group LLC, 234 Thornbush Ln., Lawrenceville 30046, \$15,058, (940/941), GED 6363/143, 12/26/23.

Cuckoo Motors LLC, 1630 Cobb International Blvd., Kennesaw 30152, \$19,444, (1120/941), GED 6363/135, 12/26/23.

Unity Consulting Firm LLC, 2320 Blackthorne Ln., Dacula 30019, \$20,570, (941), GED 6363/131, 12/26/23.

Compass Construction Inc. Profit, 4253 Whitewater Ct., Norcross 30092, \$11,310, (941), GED 6363/145, 12/26/23. DFJJK Global Consulting

LLC, 580 Roland Manor Dr.,

Dacula 30019. \$22.032.

(941), GED 6363/134,

12/26/23.

Zulieka A. Hosch/Hosch
Realty, 3282 Oak Vista
Way, Lawrenceville 30044,
\$113.004. (941). GED

6363/132, 12/26/23.

► Releases of Federal Tax Liens -Business

### GWINNETT COUNTY

Arrowhead Plumbing LLC, 1138 Post Horn Rui Lawrenceville 30045, \$16,669, (941), GED 6363/157, 12/26/23.

**Striking Results Pro Shops Corp.**, 1380 Newbridge Cir., Buford 30519, \$28,375, (940/941), GED 6363/156, 12/26/23.

## ► State Tax Liens -Business

COBB COUNTY
Weight No More, 1600
Wilson Way #1, Smyrna
30082, \$135.531, (sales).

## GED 155/1389, 12/19/23.

10/27/23.

**DEKALB COUNTY**Naromie Louis dba Ole
Restaurant & Lounge, 5481
Memorial Dr. #A, Stone
Mountain 30083, \$16,024,
(withholding), GED 2664/1,

Perfect Pear Juice Bar dba Perfect Pear Juice Bar, 6611 Pole Creek Dr., Lithonia 30058, \$26,577, (sales), GED 2664/266, 10/31/23.

James Darrington/SMD Foundation Inc., 576 Lake Mirror Rd., Atlanta 30349, \$10,582, (sales), GED 2664/143, 10/31/23. Up In Smoke Fine Cigars LLC

dha Un In Smoke Fine Cigars

LLC, 62 Villa Place Ct., Tucker

## 30084, \$14,184, (sales), GED 2664/270, 10/31/23. **FULTON COUNTY**

The Perfect Dress Atlanta LLC dba The Perfect Dress Atlanta, 2841 Greenbriar Pkwy. #N243, Atlanta 30331, \$10,069, (sales), GED 5732/460, 12/18/23.

Howell St., Atlanta 30312, \$17,019, (sales), GED 5737/100, 12/19/23. Eat Urban Fresh LLC dba Eat Urban Fresh, 2053 Metropolitan Pkwy. #C,

Drip Rolls dba MEKO's, 108

(sales), GED 5737/119, 12/19/23. Raindance Enterprises LLC dba Bennett's Market & Deli, 891 Cherokee Ave., Atlanta 30315, \$16,566, (sales), GED

Atlanta 30315. \$13.967.

## 5737/107, 12/19/23. **GWINNETT COUNTY**

Ezequiel Franco Rubio/ Bridal Boutique Guadalajara, 2640 Beaver Ruin Rd. #511, Norcross 30071, \$21,888, (sales), GED 6361/196, 12/19/23.

## ➤ Releases of State Tax Liens -Business

### **FULTON COUNTY**

MOTR Staffing Inc., 3379 Peachtree Rd. #555, Atlanta 30326, \$10,322,

(withholding), GED

5732/474, 12/18/23.

JuiceheadsATL, 2591 Piedmont Rd. #1110, Atlanta 30324, \$37,673, (sales), GED 5732/481, 12/18/23.

## ► Occupational Tax Certificates

### **COBB COUNTY**

**AAI Flight Services Inc.**, 1755 The Exchange, Atlanta 30339, aircraft servicing.

CARXOOM LLC, 875 Cobb Dr.,
Marietta 30060. auto dealer.

LS Automotive LLC, 1375
Jamerson Rd., Marietta

30066, auto repair or mobile.

Automotive Blessing II LLC,

3195 Austell Rd., Marietta 30008, auto repair shop.

Guardian Transmission/E&M Transmission LLC, 2150 Post Oak Tritt Rd. #100, Marietta 30062, auto repair shop.

Home Base Barbershop LLC, 455 Pat Mell Rd. #124,

Marietta 30060, barber shop. **Lucky Nails Kennesaw Spa LLC**, 3960 Mary Eliza Trace #200, Marietta 30064, beauty

Diva Nail Spa/Diva Spring Nail Spa Atlanta LLC, 50 Ernest Barrett Pkwy., Marietta 30066, beauty shop. **Step In Hope LLC**, 2083 Tweed Dr., Acworth 30101, book publisher.

**ESISAI Inc.**, 613 Montview Ct., Marietta 30060, business management.

Soul Snatcher Collection LLC, 440 W. Ernest Barrett Pkwy. #23-1012, Kennesaw 30144, clothing or retail.

DATO Technologies Inc., 1690 Stone Village Ln. #121, Kennesaw 30152, computer programming services.

Quick Food Mart/MASR Enterprise Inc., 2543 Bells Ferry Rd., Marietta 30066, convenience store or retail.

AWB Body Butter/JLWJ Enterprise LLC, 4582 Rugosa Way, Austell 30106,

Chasing Balanced Wellness LLC, 3151 Stillhouse Creek Dr. #4214, Atlanta 30339,

Tiny Tot University LLC, 3022 Crest Ridge Cir., Marietta 30060, day care.

counseling.

Suncoast Learning
Systems/A Plus Online LLC,
2083 Tweed Dr., Acworth

30101, education consultant.
Flowers of Marietta/
Fabulous Florals, 1100
Johnson Ferry Rd. #250,

Marietta 30068, florist. **Buzz Tint**, 63 Ernest Barrett
Pkwy., Marietta 30066, glass
tinting contractor.

**Diversified Construction Resources Inc.**, 2716 Macby Ave., Marietta 30066, handy

Nova Private Home Care LLC, 2250 Shadetree Ct., Marietta 30062, health services.

**DMW Classic Interiors**, 3809 Berrybridge Way, Marietta 30067, interior design. Engle Law LLC, 2126 Morgan Rd., Marietta 30066, lawyer.

Beverage Solutions Inc., 1349 Old Hwy. 41 #110, Marietta 30060, liquor

Center for Authentic Life & Relationship LLC, 1301 Shiloh Rd. #530, Kennesaw 30144, marriage and family therapist.

Acworth Wine & Spirits/J&J Acworth LLC, 3895 Cherokee St. #390, Kennesaw 30144, package store or items.

Heros Lawn Care of NW Atlanta/Sonora LLC, 2042 Old Forge Way, Marietta 30068, pest control service.

Bountigreens LLC, 946 E. Lake Landing, Marietta 30062, produce vendor.

Everything Green Properties LLC, 448 Westlake Dr., Marietta 30064, real estate

and property management.

Infinite Build LLC, 1522 Ben
King Rd., Kennesaw 30144,
real estate and property

Rees Real Estate Advisors Inc., 2713 Paces Lookout Way, Atlanta 30339, real

estate brokers.

U Movement Church Inc., 1528 Austell Rd., Marietta 30008, religious organization or non profit.

Liliana's Italian Restaurant LLC, 2595 Sandy Plains Rd. #107, Marietta 30066, restaurant.

El Solecito Mexican Grill/ Grilly & Taste LLC, 511 Veterans Memorial Hwy., Mableton 30126. restaurant

Q Korean BBQ & Revolving Sushi/Great Immanuel Inc., 440 Ernest Barrett Pkwy. #50, Kennesaw 30144, restaurant. Whataburger #1490/ Whataburger Restaurants LLC, 2955 Cobb Pkwy. #910, Atlanta 30339. restaurant.

HS&D Enterprises LLC, 2455 Paces Ferry Rd. #B, Atlanta 30339, restaurant.

Killer B's LLC, 163 Indian Trl., Marietta 30068, service broker

Ellis Counseling LLC, 738 Woodlawn Dr., Marietta 30068, social worker.

Lost Creek Stables LLC, 4850 Due West Rd., Kennesaw 30152, stables or boarding or horses.

**Pool Depot Inc.**, 4995 Moon Rd., Powder Springs 30127, swimming pool contractor.

**Bebel Bronze Studio Inc.,** 1230 Powers Ferry Rd. #2, Marietta 30067, tanning salon.

Cricket Wireless/USA Cell Georgia Inc., 371 Pat Mell Rd. #300, Marietta 30060, telephone equipment sales or retail.

VIGI/Sharp Media LLC, 1607 Wildwood Rd., Marietta 30062, video or film production.

## **GWINNETT COUNTY**

**Hoyt Mahaley**, 1318 Ewing Creek Dr., Dacula 30019, educational services.

Confection Artisan Bakery, 3330 Satellite Blvd. #2, Duluth 30096, manufacturing-bakery.

**Cool Engraving**, 3974 Maple Tree Ln., Loganville 30052, manufacturing-glass and clay products.

Smoke & Friends Restaurant, 755 Lawrenceville Suwanee Rd. #1210, Lawrenceville 30043, nonclassifiable. Dreamz, 2125 Market St., Duluth 30096,

**Triana Bookkeeping**, 4241 Lantern Hill Dr., Dacula 30019, professionalaccounting or bookkeeping.

TR Consulting Group LLC, 1820 Mcdowell Ct., Lawrenceville 30044, professional-consultants or public relations or management.

Sunton Management LLC, 3325 Cascade Fall Dr., Buford 30519, professionalconsultants or public relations

Anima Properties Inc. dba SC Event Hall, 6080 Lawrenceville Hwy. #B, Tucker 30084, real estate-office building and shopping center

BK One Stop, 2429 Lawrenceville Hwy. #D, Lawrenceville 30044, retailfood.

management.

Peace Mountain Vending, 3180 Long Iron Dr., Lawrenceville 30044, retailmiscellaneous.

**Endeavour**, 1015 Ridgedale Dr., Lawrenceville 30043, service-business.

RCH Lease Monitoring Services, 2136 Hopkins Mill Ln., Duluth 30096, servicebusiness.

The Artful Nest LLC, 2080 Indian Ivey Ln., Dacula 30019, service-entertainment.

Sugarloaf Nail Bar Salon, 4788 Sugarloaf Pkwy. #104, Lawrenceville 30044, servicesalon.

**Cindy Hair**, 3330 Satellite Blvd., Duluth 30096, servicesalon. KJ Beauty Lounge, 3330 Deaton Trl., Buford 30519, service-salon.

VIP Nail & Spa, 3205 Woodward Crossing Blvd. #100, Buford 30519, servicesalon.

**Sheeca**, 2880 Rusticwood Dr., Snellville 30078, service-to buildings.

TN Supplies LLC, 521 Padens Chase Ct., Lawrenceville 30044, wholesale-durable goods.

Pramukh Wholesalers Inc., 3147 Papyrus Palm Rd., Loganville 30052, wholesaleelectrical equipment.

## ► Real Estate Transactions Commercial

### **COBB COUNTY**

Stacy Allen Boyd to NH 2672 Hickory Grove Road LLC and 2672 Hickory Grove Road LLC, P.O. Box 81612, Chamblee 30366; 2672 Hickory Grove Rd. NW #A/B/2704 Hickory Grove Rd. NW, Acworth 30101, Lot 26 ID 20002600880/2000 2600840/20002600140, \$4.150.000.

### **FULTON COUNTY**

USVI 6095 Fulton Industrial Blvd LLC to IPCP 6095 Fulton Industrial LLC, 6095 Fulton Industrial Blvd. SW, Atlanta 30336, ID 14F0133 LL0311. \$14.300.000.

TEG Hammond LLC to MMAC PIX2 Atlanta Eye SPE LLC, 5995 Barfield Rd., Atlanta 30328, ID 17 0036 LL0797, \$14,255,189. Concourse Acquisition & Development to LTF Real Estate Co. Inc., 2900 Corporate Place, Chanhassen, Minn. 55317; 5900 Peachtree Dunwoody Rd., Sandy Springs 30328, ID 17 0017 LL1103,

GF Dovetail Owner LLC to Dovetail Equity LLC, 1200 Foster St. NW, Atlanta 30318, ID 17 0150 LL0011, \$4,642,900.

TEG Roswell LLC to MMAC PIX2 Atlanta Eye SPE LLC, 11690 Alpharetta Hwy., Roswell 30076, ID 12 224005540647, \$2,787,893.

Banjo Fire LLC to Band of Coders LP, 692 Kirkwood Ave. SE, Atlanta 30316, ID 14 002000050648, \$1,380,000.

### **GWINNETT COUNTY**

Sonrise Properties Meadow Church LLC to WE Investment Partners LLC, 2763 Meadow Church Rd., Duluth 30097, Sugarloaf ID 7-122-129, \$5,400,000.

Ozinus Scientific LLC to 270 SD Partners LLC, 270 Scientific Dr., Peachtree Corners 30092, ID 6-285-005A, \$5,145,000.

Georgia's Own Credit Union and Georgia Telco Credit Union to Normal Norcross LLC, 4830 Peachtree Industrial Blvd., Berkeley Lake 30071, Shops At Avalon Ridge ID 6-270-092, \$1,850,000.

Real EstateTransactions -Residential

### **COBB COUNTY**

Rhonda R. Small to Talmar Capital LLC, 3950 Hiram Lithia Springs Rd., Powder Springs 30127, Lot 893&894 ID 19089400160, Peter Sanders and Laura A. Sanders to Steven M. Craig, 3660 Clubwood Trl., Marietta 30068, Lot 1111 Indian Hills Country Club ID 16111100460, \$1,950,000.

Toll Southeast LP Co. Inc. to Ryan Finnerty and Kasie Finnerty, 2956 Treeside Terr., Marietta 30066, Lot 26 Edgewood East ID 16002600410, \$1,259,800.

Marshall Mccloud and Sarah Mccloud to Alysse Daniels, 5110 Parkwood Oaks Ln., Mableton 30126, Lot 537 Vinings Estates ID 17053700260, \$999,000.

Ashton Atlanta Residential LLC to Tejal Dinubahi Patel and Dinubhai Patel, 4084 Rambleton Dr., Marietta 30062, Lot 248 Garrison Parc Subdivision ID 16024800490,

\$981,100.

Lennar Georgia LLC to Amit Kumar and Ankita Sagar, 3954 Haygood Meadow Dr. SW, Marietta 30062, Lot 183 Haygood Meadow Subdivision

ID 16018300840, \$921,300.

Kerley Family Homes LLC
to Joshua Mcnair and Jill
Mcnair, 763 Phil Haven Ln.,
Kennesaw 30152, Lot 277
Entrenchment Hill Subdivision
ID 20027702230. \$899.600.

Lennar Georgia LLC to William Casto Clay and Jamal Casto Farceha, 3990 Haygood Meadow Dr. SW, Marietta 30062, Lot 183 Haygood Meadow Subdivision ID 16018300820. \$881.900.

Bryan G. Ricks and Nichole D. Ricks to William Poole and Shawna Poole, 3720 Thunder Way NE, Marietta 30066, Lot 103 Highland Ridge Subdivision ID 16010300760, \$850,000.

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Benjamin L. Turner and Jessica Canning Turner to Randy L. Potts, 349 Ellis Preserve Ln. SW, Marietta 30064, Lot 29&46 Ellis Subdivision ID 19004600020, \$780,000.

Jennifer O. Donahue and Timothy P. Donahue Jr. to Phillip Jeffrey Cochran Jr. and Mary Hochkins Cochran, 1266 Cobblemill Way NW, Kennesaw 30152, Lot 262 Hickory Springs ID 20026201300, \$760,000.

Beazer Gain LLC to Steven Brent Core and Dalfa Core, 2432 Hidden Creek Rd., Kennesaw 30152, Lot 165 Pine Mountain Park Subdivision ID 20016503920, \$756,400.

Ballantry PMC Kyle LLLP to Prentice Fenwick and Bryoni Prentice, 5312 Flannery Chase, Powder Springs 30127, Lot 84 The Park At Kyle Farm Subdivision ID 19008400130, \$725,000.

James D. Purvis and Virginia E. Purvis et al. to Brian L. Mcgee and Melanie L. Mcgee et al., 324 Senna St., Marietta 30064, Lot 215 Promenade At The Square ID 17021502380, \$700,000.

Charles Crockett and Janice Crockett to Christophe Daniel Choquart and Caroline Johnston Choquart, 807 Snider Walk NE, Marietta 30068, Lot 86 Reserve At Olde Towne ID 01008601370, \$695,000.

Kathy Siegel and Kathryn J. Siegel to Myra W. Stromquist, 39 Pointe Terr. SE, Atlanta 30339, Lot 951&976 Glenridge Pointe ID 17097601620, \$650,000.

Joanna P. Arredondo to Ian Kyle Hall and Thomas Hall Morgan, 1069 Regal Hills Ln., Mableton 30126, Lot 395 Providence Subdivision ID 18039501270, \$640,000.

Red Bird Builds LLC to Wisteria 1995 LLC, 262 Atwood Dr. NW, Marietta 30064, Lot 1148 Camp Acres Subdivision ID 16114800630, \$635,000.

Tilse Construction LLC to Luke Adams Ebeling, 11707 Northwestfork Rwtd, Madison, Ind. 47250; 1465 Dallas Cir. SW, Marietta 30064, Lot 34 Battleview Subdivision ID 19003400990, \$619,000.

Huong Vuong and Anh Hoang Tran et al. to Vi Hoang Vuong Tran and Quoc Vuong Tran Khang, 4916 Chimney Oaks Dr. SE, Mableton 30126, Lot 329 Chimney Oaks Subdivision ID 17032900580, \$618,000.

Alan H. Riley and Fonda D. Riley to Carl Wayne Anderson and Celestia Anderson, 4500 Kingsgate Ct. NW, Acworth 30101, Lot 159 Kingsgate Subdivision ID 20015901210, \$599,000.

Daniel L. Baker and Risa Baker et al. to Benjamin Turner and Jessica Turner, 561 Midway Rd., Powder Springs 30127, Lot 61 ID 19006100030, \$592,000.

Anthony J. Sanger and Melissa Jo Sanger to Corr Camaron and Sarah Corr, 695 Wolfs Bane Dr. NW, Acworth 30102, Lot 144 Chestnut Hill XII Subdivision ID 16014440680 \$591 500

Tarricke Mills to Lubna H. Ali, 4768 Highside Way, Smyrna 30082, Lot 606 Highland Overlook Subdivision ID 17060601280, \$587.000.

Stephanie H. Watts to Navid Heshmat and Gilda Heshmat, 1108 Cameron Creek, Marietta 30062, Lot 922&923 Cameron Park Subdivision ID 16092201200, \$550,000. Alyssa Ferris and Brad Ferris to Breanna L. Ragsdale, 4383 Gillon Cir. SE, Atlanta 30339, Lot 820 Albright ID 17082000540, \$550,000.

Stephen Rumble to Carlos Eduardo Cajaiba Mendes and Thiago Castro, 691 Woodmont Dr., Marietta 30062, Lot 1072 Woodmont Subdivision ID 16106200120, \$545,000.

Fruitful Tree LLC and Daisychain Ventures LLC to Shannon Thorpe, 6090 Fairlong Bluff NW, Acworth 30101, Lot 265&266 Brookstone Subdivision ID 20026501640, \$540,000.

Naor Real Estate LLC to Mouhamadou Abibou Ndiaye, 3285 Marlanta Dr., Marietta 30062, Lot 465&466 Mar Lanta Subdivision ID 16046500190, \$530,000.

John C. Brown to Kumar Mishra Shireesh, 3448 Fox Hollow Dr., Marietta 30068, Lot 1051 Fox Hollow Subdivision ID 16105100450,

Janice K. White to Kaoru Yuki and Yumiko Yuki, 3627 Edenbourgh Place, Marietta 30066, Lot 335 Highland Terrace Subdivision ID 16033500470, \$525,000.

Meritage Homes of Georgia Inc. to Patricia Lubega, 6030 Liatris St., Smyrna 30126, Lot 171&172 Terrace At Riverview Landing ID 18017100380, \$520,000.

Cory Thomas Gaddis and Jennifer Busca to Hassene Benammou and Lamice Skhiri, 3255 Devaughn Dr. NE, Marietta 30066, Lot 244 Village North Crossing ID

16024400100, \$515,000. Meritage Homes of Georgia Inc. to Martina Jones and Leslie Johnson, 6042 Liatris St., Smyrna 30126, Lot 171 Terrace At Riverview Landing ID 18017100350, \$512,400.

Mary M. Wegner and Christopher A. Wegner to Said El Nahas, 3296 Burnham Way NW, Kennesaw 30152, Lot 163 Butler Creek Subdivision ID 20016302000, \$499,000.

Kelly Faren to Gregory Storm Evans, 2471 Figaro Dr. #201, Atlanta 30339, Lot 839 Reverie On Cumberland Subdivision ID 17083900490,

\$475,000.

Ronald A. Swor and Linda
L. Swor to Gary Alan
Gelder, 2955 Stanton Ct.
NW, Kennesaw 30144, Lot 89

NW, Kennesaw 30144, Lot 8 Revere Walk Subdivision ID 20008901570, \$475,000. Aaron Turner and Giselle G. Turner to Demetri D.

Aaron Turner and Giselle G. Turner to Demetri D. Ricks, 557 Vintage Pointe Run, Mableton 30126, Lot 1838184 Vinings Vintage Subdivision ID 18018400740, \$457.000.

Angel Oak Home Loans LLC to Mark Robinson, 2741 Prado Ln., Marietta 30066, ID 16051000050. \$451.250.

Vincent Currao and Frieda Currao to Richard G. Brown and Mary C. Brown, 2446 Barrett Preserve Ct. SW, Marietta 30064, Lot 329 Barrett Preserve ID 20032901490, \$450,000.

Georgia D. Gross to Linda Swor, 1603 Arbor Green Ct. NW #304, Kennesaw 30152, Lot 216 Arbor Green Condominium ID 20021602180, \$450,000.

Open House Atlanta Realty & Investment to Yoshiharu Yazawa, 2605 Marleigh Farm Rd. NW, Kennesaw 30152, Lot 162 Marleigh Farm ID 20016200770, \$445,000.

Megan Bullock and Mason Flynn to Marqueal Meshorin Taylor and Hines Taylor Ameshea, 1725 Rifle Ridge SW, Marietta 30064, Lot 339&402 Battle Creek ID 19033900310, \$445,000. Empson Investments LLC to Melisa S. Cannon, 4797 Rapids Cir. NW, Acworth 30102, Lot 16 Shaw Lake Subdivision ID 20001603950, \$440,000.

Kerley Family Homes LLC to Freddie K. Cenatus and Tiffany Thompson, 3140 Dowsing Ln., Powder Springs 30127, Lot 680 Old Lost Mountain Estates ID 19068000360, \$437,800.

Traton LLC to Thomas Birkett Elliot, 3335 Verdi Ln., Kennesaw 30144, Lot 99 East Park Village ID 20009905010, \$430,800.

David Courtney and Sirena Courtney to Phillip Steven Ballard, 5249 Centennial Hill Dr. NW, Acworth 30102, Lot 1269 Centennial Commons Subdivision = ID 21126900680. \$430.000.

Canille Warde and Joseph Aranbayev to Mortgage Research Center LLC and Veterans United Home Loans, 1365 Brody Dr., Marietta 30064, ID 19027200690, \$430,000.

Southern State Investments LLC to Emerson Home Services LLC, 601 Oakledge Dr. NW, Marietta 30060, Lot 1076 The Oaks Subdivision ID 16108500660. \$430.000.

William Christopher Seabrook and Stanley David Thomas to Michael Robert Ryberg and Anna Elizabeth Ryberg, 2306 Cleburne Ridge SW, Marietta 30064, Lot 329 Battle Forest Subdivision ID 20032900910, \$425,000.

Kerley Family Homes LLC to Andrea Bend, 3142 Dowsing Ln., Powder Springs 30127, Lot 680 Old Lost Mountain Estates ID 19068000370,

\$423,400.

Anthony D. Dyson Jr. to
Ryan Schneider and Ashley
Gonzalez, 5100 Whiteoak
Terr. SE, Smyrna 30080,
Lot 761 White Oak Preserve
Subdivision ID 17076100750,
\$420.000.

DR Horton Inc. to Rufus Asemota, 4863 Golden Finch Ln. SW, Powder Springs 30127, Lot 1248 Holloman Reserve Subdivision ID 19124800420, \$419,400.

Lance S. Galvin to Lisa Renee Cleland, 2540 Stoney Brook Ln. NE, Marietta 30062, Lot 671 Holly Springs North Subdivision ID 16067100020, \$415,000.

Kevin Booth to Amie Taylor, 2033 Drogheda Ln., Marietta 30066, Lot 777 Briarwood Subdivision ID 16077700570, \$414.900.

Peter Francis Sexton and The Sexton Family Living Trust to Christopher Douglass and Charissa Douglass, 4941 Tremont Dr. NE, Marietta 30066, Lot 52 Tremont Subdivision ID 16005200430, \$400,000.

John Breen to Randall Daniel and Deborah Danie 2250 Caneridge Trl. SW, Marietta 30064, Lot 473 Macland Park Subdivision ID 19047300370, \$610,000.

Nan Gibson and The Nan Gibson Revocable Trust to 4G Properties QOZB LLC, 303 Frasier St. SE, Marietta 30060, Lot 1288 ID 16128900420 \$610 000

Angela S. Robbins to Aaron Boyd and Phuong Thi Kim Dorn, 2275 Heritage Green Ct., Marietta 30064, Lot 488 Heritage Green Subdivision II 19048800340, \$600,000.

Lisa Oakley to Edward Tanchez and Lori Tanchez, 4671 Oakleigh Manor Dr., Powder Springs 30127, Lot 211 Oakleigh Subdivision ID 19021100300, \$600,000.

Nathan A. Ives and Karen K. Ives to Jerrel Cobb, 5544 Hedge Brooke Dr. NW, Acworth 30101, Lot 194 Brookstone ID 20019400670, \$600,000.

## FULTON COUNTY

CRP Crescent Midtown Atlanta LLC to Columbus Terrace Apartments LP and Villa San Dimas, 1140 Spring St. NW, Atlanta 30309, ID 17 010700040689, \$151,000,000.

MSC Roswell TIC BMP LLC and MSC Roswell TIC Brookhaven LLC to Newa ATL LLC, 1007 | Mansell Rd., Roswell 30076; 100 Chattahoochee Cir., Roswell 30075, ID 12 203004200080, \$70,544,392.

Lisa S. Jackson to Nancy Johnson Lee and Sigmund H. Lee, 174 Peachtree Battle Ave. NW, Atlanta 30305, ID 17 011100010157, \$4,800,000.

Scott Greenfield to Athens 28 LLC, 519 Hillside Dr. NW, Atlanta 30342, ID 17 0139 LL1007, \$4,025,000. Freeman Capital Group LLC to Amy Brannan Bush and David Wynne Bush, 111 Lake Forrest Ln. NE, Atlanta 30342, ID 17 009500050252, \$3,250.000.

One Four Six Hundred LLC to CCVH Cogburn LLC, 14600 Cogburn Rd., Milton 30004, ID 22 506006790505, \$3.200.000.

Nancy E. Rafuse to Shanna Bradley and William Bradley, 4210 Whitestone Place, Atlanta 30327, ID 17 0178 LL1777, \$2,800,000.

Brian T. Fetherston and Holly Valarie Fetherston to Christine Kapur and Rishi Kapur, 609 Carriage Dr., Sandy Springs 30328, ID 17 007200030350, \$2,212,500.

WHB Contractors LLC to JSPC LLC, 6455 Scott Valle Rd., Sandy Springs 30328, ID 17 012500090229, \$2,040,200.

Patrick Clark to Carol B. Doyle and Joseph B. Doyle, 1301 Peachtree St. NE, Atlanta 30309, ID 17 010500101202, \$1,925,000.

Stanley Romanstein and Shannon Romanstein to Frederico William Castellucci and Lauren Castellucci, 1737 Barnesdale Way NE, Atlanta 30309, ID 17 010400030048, \$1,895,000.

Catherine C. Sprinkle and David M. Sprinkle to Jamie Brickell, 1990 Drummond Pond Rd., Milton 30004, ID 22 456105310062, \$1,855,000.

Frank R. Dotro and Valerie Vlasenko to Leslie Stephen Cave and Maren Rebecca Cave, 35 Chatsworth Place NW, Atlanta 30327, ID 17 018400070245, \$1,765,000

PT Hills Condo LP to Sara N. Razook, 229 Peachtree Hills Ave. NE, Atlanta 30305, ID 17 0102 LL2495, \$1,698,431.

Canton Street FD Development Partners LLC to Michael M. Beeghley, 117 Canton St., Alpharetta 30009, ID 22 482212520245, \$1,675,000.

Turner Underwood Blake and Lauren Handley Wright Underwood to Edward Adams Conrad and Andrews Metzger Conrad Lindsey, 3385 Habersham Rd. NW, Atlanta 30305, ID 17 011500020319, \$1,556,685

David P. Ball and Kimberly Ball to Elizabeth T. Oliver and Louis B. Oliver, 2225 Riada Dr. NW, Atlanta 30305, ID 17 015400080331, \$1,480,000.

David C. Marshall and Gina C. Marshall to Sachin Narendra Patel and Vini Patel, 903 Lenox Blvd. NE, Atlanta 30324, ID 17 000600013092, \$1,470,000

Tree of Life Land Trust and Managing Partnership of 2 Series LLC to 379 Elm Guild LLC, 379 Elm St. Nuk Atlanta 30314, ID 14 011100090834, \$1,470,000

Elizabeth Ann Hesskamp and Robert J. Hesskamp to Michelle Katz and Richard Katz, 305 Prospect St. NE, Atlanta 30312, ID 14 001900030908, \$1,450,000

BAF Assets 2 LLC to BAF 2 TRS LLC, 5001 Plz. On Tne Lk, Austin, Texas 78746; 5390 Harrowood Ln., Sandy Springs 30327, ID 17 012100030104, \$1,400,000.

The Melissa Giannamore Revocable Living Trust et al. to Nuruddin A. Punja and Nuruddin Punja Soomer, 108 Grand Cres, Alpharetta 30009, ID 12 284108031399, \$1,400,000.

Wendy Gwaltney Smith to Yiping Wang, 380 Majestic Cv., Milton 30004, ID 22 537006132018, \$1,350,000. Yiping Wang to Yuanyuan Tian and Yiping Wang, 380 Majestic Cv., Milton 30004, ID 22 537006132018, \$1,350,000.

Frank G. Lankford and Jacquelyn B. Lankford to Callie Jarrett and Justin Jarrett, 3077 Argonne Dr. NW, Atlanta 30305, ID 17 014200030067, \$1,320,000

Shawn Michael Gleason to Benjamin P. Turnwald and Eric J. Turnwald, 605 Linwood Ave. NE, Atlanta 30306, ID 14 001500010292, \$1,258,000

Yribus LLC to Victory Temple National Holiness Church GA Inc., 3533 Main St., College Park 30337, ID 14 016200210083, \$1,240,000.

Gabriela B. Roveri and Mauricio Roveri to Oleg Golinei, 14250 Morning Mountain Way, Milton 30004, ID 22 539107540735, \$1,130,000.

Edgar E. Gomez Lugo and Lisa Lugo to The Craig Lloyd Eckstrom Revocable Trust and Eckstrom Craig Lloyd, 627 Boulevard SE, Atlanta 30312, ID 14 004400080506, \$1,125,000

Christopher Goodsell and Richard E. Lyons to William Poveromo, 760 Saddle Ridge Trace, Roswell 30076, ID 12 204404760012, \$1,109,000

Arthur G. Bastianello to Joseph M. Roth, 605 Boulder Way, Roswell 30075, ID 12 152001680234, \$1,100,000

Mary Anne Massie to Ansley S. Seiler and Stuart B. Seiler, 915 Kipling Dr. NW, Atlanta 30318, ID 17 015400100295, \$1,065,000

Karen Usin Tantillo and Paul Tantillo to Jennifer Reynolds and Matthew Reynolds, 240 Amesdale Ct., Alpharetta 30022, ID 11 016000531106, \$1,060,000.

Jenny L. Lemoine and Vaughn W. Lemoine to Ashley Venegas and Scott Venegas, 895 Onagh Ct., Milton 30004, ID 22 394107050743, \$975,000.

Li Yang, 1171 Zimmer Dr. NE, Atlanta 30306, ID 17 000200050676, \$920,000. John Wright and Lori Leigh

Brian Delvin Hankins to

Wright to David Eun and Jay Eun, 7545 Bridgegate Ct., Sandy Springs 30350, ID 06 0351 LL1084, \$910,000.

Atlantic Apartments
Owner LLC to REX Atlantic
IV LLC, 270 17th St. NW,
Atlanta 30363, ID 17
010800018569, \$899,900.

Terry Teague to Donald E. Walston, 100 River Hollow Ct., Johns Creek 30097, ID 11 074100210071, \$897,000.

Judith Sullivan and Judith A. Sullivan to AG Development Group LLC, 1040 Canter Rd. NE, Atlanta 30324, ID 17 000800050480, \$891,000.

Lauri J. Mckenna Norris and Lauri J. Mckenna Norris to Carly Docca and Paul Palmer Dustyn, 584 Park Ave. SE, Atlanta 30312, ID 14 004400080407, \$885,000.

Chao Zhang and Yaping Xu to Jun Lu and Kenneth Keunhak Rhee, 100 Keswick Way, Johns Creek 30022, ID 11 029200981633, \$851,100.

Joshua B. Morgan and Tarva S. Morgan to NAF Cash LLC, 765 Mt. Oglethorpe Trl., Johns Creek 30022, ID 11 071402470874, \$850,000.

Bruce Baynard and Elizabeth Baynard to Jeffrey Cheslik and Tatyana Peach, 105 Mcbride Ct., Roswell 30075, ID 12 172303320131, \$840,000.

**Surakat**, 725 Lenox Ln., Atlanta 30324, ID 17 000700013240, \$840,000. Charlotte Stimson Ottley to John Paul Richards and Christine White Mackenzie 975 Seaboard Ave. NW, Atlanta 30318, ID 17 018600021048, \$830,000.

John D. Freeman to Patrick Devarona and Patrick H. Devarona, 1773 Piedmont Way NE, Atlanta 30324, ID 17 005600040599, \$825,000.

Mcclatchey Devereaux to Donald A. Cockrill and Sandra S. Linning, 2660 Peachtree Rd. NW, Atlanta 30305; 2660 Peachtree Rd. NW #15B, Atlanta 30305, ID 17 011200140391, \$822,000.

**Edward Drummond to Seth A. Martin**, 3610 Union
Rd. SW, Atlanta 30349, ID
14F0100 LL4114, \$800,000

Linda H N Lippitt Living Trust and Lippitt Linda H N Trust to Debra F. Stanley, 1327 Paces Forest Dr. NW, Atlanta 30327, ID 17 018100020060, \$800,000.

Andrew Bruce Friedman to Christelle Pretorius and Andre Pretorius Pierre, 295 Weatherwood Cir., Milton 30004, ID 22 368109240288, \$800.000

Mariana Targa Tickle and Paul R. Tickle to Taylor Brown and Casey Hill, 6970 Hunters Branch Dr., Sandy Springs 30328, ID 17 002100020478, \$792,000.

Shirley A. Olson to Brandon Michael Mccollum and Melanie Loe Mccollum, 605 Lytham Ct., Roswell 30075, ID 22 358112350802, \$780,000.

Athene Annuity & Life
Co. to 2525 Northside Dr
LLC, 2525 Northside Dr.
NW, Atlanta 30305, ID 17
014400030263, \$775,000

Nina N. Braziel to Daniel B. Kennedy and Lisa F. Kennedy, 9880 Huntcliff Trace, Sandy Springs 30350, ID 17 002800020158, \$772,500.

Michael D. Mckinney and Shelly Vandenberg to Tarun Kapoor and Akhila Kothapalli, 1035 Chelsey Way, Roswell 30075, ID 12 221005290751, \$770,000.

Faloon Gerard Vincent Trust and Gerard Vincent Faloon Revocable Trust to Faloon Kathleen Bernadette Trust and Kathleen Bernadette Faloon Revocable Trust, 555 Stonebury Dr., Alpharetta 30005, ID 11 044001950638. \$770.000.

Jong Chyan Pin to Angela Lin and Yi Zheng Zhong, 10855 Glenhurst Pass, Johns Creek 30097, ID 11 091003220692, \$765,000.

Andreas Wilkens and Gabriele Wilkens to Erin Michelle Gordy and Michael Keith Gordy, 1025 Mayfield Manor Dr., Alpharetta 30009, ID 22 465011770616, \$760,000.

Jayme L. Allen and Kevin D. Allen to Kelly Doran and Russell W. Funck, 770 Aronson Lake Ct., Roswell 30075, ID 22 358011631021, \$760,000

Joel B. Leslie and Laurie G.

Leslie to Pam Tanenbaum and Steven Tanenbaum, 1820 Peachtree St. NW, Atlanta 30309; 1820 Peachtree St. NW #912, Atlanta 30309, ID 17 011000022542, \$760,000. Olivia Buckner and Olivia Blain Buckner to James Walton, 3233 W. Shadowlawn Ave. NE, Atlanta 30305, ID 17 006100010710, \$750,000.

Kristle Henry and Carl Napoleon to Resolutions Team LLC, 885 Berne St. SE, Atlanta 30316, ID 14 001100010692, \$750,000

**Lindsay W. Block to Ernest Paul Rogers**, 135 Pearl St.
SE, Atlanta 30316, ID 14
002000060571, \$730,000.

Clint S. Nall and Leigh A. Nall to Mary Sharon Glavey, 2250 Fairfax Dr., Alpharetta 30009, ID 22 434112460618, \$725,000

Chinwe A. Effiong to Saria Taleb Agha and Mohamad Muhannad Alhomsi, 1205 Jennifer Oaks Cir., Alpharetta 30004. JD 22

449212030327, \$722,500. **Kristle C. Henry to Resolutions Team LLC**, 881 Berne St. SE, Atlanta 30316, ID 14 001100010296,

David L. Marsh and Laurie B. Marsh to Logan Futris and Maleigha Futris, 130 Creekside Park Dr., Johns Creek 30022, ID 11 068202630053, \$693,000.

\$705,000.

Judy Bicknell and Judy D. Wray to Tai Lun Chiang and Cheng Liu, 27 Ivy Chase NE, Atlanta 30342, ID 17 006200060284, \$685,000.

Stephanie C. Baggett and Trevor J. Baggett to Anish Vasudevan, 235 Devon Mill Ct., Johns Creek 30005, ID 11 087403150752, \$675,000.

Molly Jayne Brewer and Samuel David Brewer to Caroline Drysdale and Evan Levey, 998 Seaboard Ave. NW, Atlanta 30318, ID 17 018600030056, \$670,000.

Erinn King and Jason Smith to Ruben Juarez Hernandez and Monica Duong, 225 Georgia Ave. SE, Atlanta 30312, ID 14 005400030425, \$669,000.

Jadwiga Ludwika Sloan and Julie Sloan to Gabriela Roveri and Mauricio Roveri, 9046 Woodland Trl., Alpharetta 30009, ID 22 530012642351, \$667,000.

Discount Paint Depot LLC to Ariyike Oshunkoya Diggs and Isaac Dudley Diggs, 1521 Harbin Rd. SW, Atlanta 30311, ID 14 0217 LL0647, \$660,000.

Jeffrey Lee and Shanna Alaine Lee to Anthony Sullivan and Jill Sullivan, 1115 Lake Dr., Roswell 30075, ID 12 180103470253, \$650,000

Virginia Brewer Wohlford Living Trust et al. to MRJB Homes LLC, 2873 W. Roxboro Rd. NE, Atlanta 30324, ID 17 000700020161, \$650,000.

Jaclynn Kim to Mario

Decanio, 10466 Bent Tree

View, Johns Creek 30097, ID 11 092003420936, \$649,900. Judith H. Fluellen to Murali Ramakrishnan and Shanthi Murali, 140 Brassy Ct.,

322309320318, \$630,000. Beverly Jane Poorman to Alejandro Batalla and Gemma Llamas Portell, 270 Dunhill Way Dr., Johns Creek 30005, ID 11 065102350576, \$630,000.

Johns Creek 30022. ID 12

Michael Quarles to Keyuan Wang and Jie Yi, 1135 Graystone Crossing, Alpharetta 30005, ID 21 565111030365, \$625,000

SPMK 10 GA LLC and SPMK X GA LLC to Ryan Rucker, 3669 E. Paces Walk NE, Atlanta 30326, ID 17 000900032156, \$625,000. Noah Winton T Trust and Winton T Noah Revocable Trust to Helen Gatlin Brown and Coats Brown Lumis, 2575 Peachtree Rd. NE, Atlanta 30305, ID 17 010100201691, \$625,000.

Abbie Jo Schlechter and Abbie Jo Wiley to Marcus Hurtig, 8055 River Ridge Blvd., Roswell 30076, ID 12 231005350687, \$625,000.

Beverly M. Knight and Beverly Nardiello to Glenn Seery, 3160 Maple Ln., Alpharetta 30009, ID 22 465211990550, \$625,000.

Michael Makinster and Joanna Makinster to Leslie Ann Martin and Shyam Bangalore Veeranna, 1456 Woodmont Ln. NW, Atlanta 30318, ID 17

019200010225, \$620,000 Fullerton Rogers Whitney and Corey James Rogers to Priscila I. Garcia Bigott and Michael A. Zwach, 990 Pine Grove Pointe Dr., Roswell 30075, ID 12

148201940261, \$610,000. Paul E. Mihich to Wenjie Li and Binglian Zhang, 540 Elgaen Ct., Roswell 30075, ID 12 166003100868, \$610,000.

Transformers LLC to SRPS Group LLC, 11310 Findley Chase Ct., Johns Creek 30097, ID 11 088203180452, \$610,000.

Heather Sparks to Christopher Curry Wilson and Jacqueline Wilson, 1990 Six Branches Dr., Roswell 30076, ID 12 254206640060, \$595,000

Kimberly K. Knapp and Mark E. Knapp to Dale Lawrence Adelmann, 855 Peachtree St. NE, Atlanta 30308, ID 14 004900025563, \$595,000. Brandon M. Mccollum

and Melanie E. Mccollum to Choctaw American Insurance Inc., 9900 La View Cir., Roswell 30075, ID 12 210204900625, \$595,000. Sindhuja Dhamodaran

and Lakshmina-rasimman Sankaran to Deborah Ting Ting Dawson and John Dawson, 1000 Graystone Crossing, Alpharetta 30005, ID 21 565110520010, \$590,000.

Richard White Cheatham and Sharon Elaine Williams to Niko Fotios Tzevelekos, 1248 Francis St. NW, Atlanta 30318, ID 17 010800050778. \$590.000.

Bill L. Grisham and Jan T. Grisham to Allison K. Yen and Peter Y. Yen, 1100 Chipping Ct., Roswell 30076, ID 12 197204310378, \$584,900.

Julia D. Dellapi and Julie Dorothy Lanier to Christopher Scott Burns and Allison M. Burns, 465 Sassafras Ln., Roswell 30076, ID 12 280107690193, \$575,000.

Janet G. Turman to Eleanor J. Peery and Robert Briggs Peery, 31 Muscogee Ave. NW, Atlanta 30305; 31 Muscogee Ave. NW #U4, Atlanta 30305, ID 17 011200070051, \$575,000.

Sean Lee to Kumar Bhargav Immanni and Sindhuja Lakamsani, 12965 Dartmore Cir., Alpharetta 30005, ID 21 568010541219, \$565,000.

Loyd D. Eberhart and Douglas Eberhart Loyd to Marcus Alexander Ayers and Melissa Denise Stanforth, 1417 Preston Ct., Alpharetta 30009, ID 22 497311950507, \$562,000.

Jacobo Rivera and Soraida Estrada Rivera to Long Truong & Hanna Nguyen Trust et al., 8735 Mt. Rushmore Dr., Johns Creek 30022, ID 12 320109290756, \$560,000.

TPG Ecco Park LLC to Chad Vonwahlde, 419 Olmstead Way Alpharetta 30022, ID 12 272007541097, \$560,000.

Paul Dewaard and Paul Dewaard to Carlton Rebeiz, 680 Greenwood Ave. NE, Atlanta 30306; 680 Greenwood Ave. NE #411, Atlanta 30306, ID 14 001700020646, \$555,000.

Matthew T. Horn and Larisa Ulutas to Longbo Cao and Minna Zhang, 9995 Barstor Ct., Johns Creek 30022, ID 11 007400130441, \$555,000.

Cho Lee Eunbit to J Palmtree Investments LLC, 270 17th St. NW, Atlanta #813, Atlanta 30363, ID 17 010800017496, \$555,000.

Jason Seavers to Anton Alexandrov and Jelena **Tosic**, 1317 Almont Dr. SW, Atlanta 30310, ID 14 013800050241, \$553,000

**Brian Taylor and Laura** Elizabeth Taylor to James **Yong Lee**, 7021 Richwood Cir., Roswell 30076, ID 12 266007122114. \$553.000

John B. Hubbard and Katherine Hubbard to Robert E. Spalla, 5004 Davenport Place Roswell 30075, ID 12 145001893526, \$550,000

Kevin Caughman to Katia Feeley, 2255 Lavista Ct. NE, Atlanta 30324, ID 17 0005 LL2006, \$545,000.

Stewart D. Gilbert to Johnathan Anderson, 950 W. Peachtree St. NW, Atlanta 30309, ID 17

010700061701, \$532,000. Kimberly K. Clark and Kimberly Kristine Clark to Daniel Raymond Hernandez, 5168 Meridian Ln., Johns Creek 30022, ID 11

Malory H. Atkinson and Corv Pereira Gomez, 978 North

Ave. NE #308. Atlanta 30306. ID 14 001600111255, \$515,000.

Michelle Suzanne Armstrong to Han Jie Trust and Jie Han Revocable Trust. 10350 Dashiell Ct. 059002210519, \$515,000.

Cassie Woodard and Justin Woodard to Michael Finney and Suping Zheng, 515 Council Fires Ct Johns Creek 30022, ID 11 038201330294, \$508,000.

Dareema Hughes and **Dareema Jenkins to Letres** Riles, 5312 Hennessy Cir., S. Fulton 30349, ID 09F400001611985 \$505,000.

Charles David Janke to Alexander E. Trammell and Rebecca F. Trammell 9820 Summer Oaks Dr., Roswell 30076, ID 12 291107880304, \$490,000

Laura Sofia Goriano Garcia to Sharon Anderson, 2857 Monica Ct. SW. 021300040448, \$490,000.

Patricia S. Anderson to Mary M. Akers and Bruce R. Brandt, 2940 Sawtooth Cir., Johns Creek 30022, ID 12 308108770175, \$484,000.

Paul P. Poffenbarger to Chelsev M. Llaurador and Robert A. Llaurador, 3260 Serenade Ct., Milton 30004, ID 22 542009714481, \$478,500.

Susan J. Houston to Samantha Christine Defranks, 4620 Wieuca Rd. NE. Atlanta 30342: 4620 Wieuca Rd. NE #3, Atlanta 30342. ID 17 009500011130. \$475.000

IH4 Property Georgia 059002211210, \$530,000. LP to Siarhei Kupchyk 11730 Red Maple Forest Dr., Johns Creek 30005, ID 11 064102340554, \$475,000.

Padly LLC to Reddy Kodi Abishek and Ding Wang, 814 Dixie Ave. NE. Atlanta 30307. ID 14 001900150029, \$474,000.

Faith K. Berger to Aaqib Shaikh, 13567 Weycroft Cir., Milton 30004, ID 22 541009022358, \$470,000

**Ann Michele Chapel** Revocable Trust and Chapel Ann Michele Trust to Karen Cobb, 3120 Overland Dr., Roswell 30075, ID 12 192404170896, \$470,000

Muhee E. Bang to Ching Ho Chiu and Ping Wo Ho, 6153 Briggs Way, Johns Creek 30097, ID 11 090003453790, \$469,750

Diana Xi Tan to Bolarinwa Y. **Odetokun**, 4851 Carre Way, Johns Creek 30022, ID 11 047001681152, \$469,000.

Saritha Reddy and to Jorge Hernan Rojas Bustamante, 11475 Cottonton Rd., Johns Creek 30022, ID 11 045001641473, \$465,000

**Alexa Preyer and Dominick Pumesat** Preyer to Alexandria Parham and Justin D. Parham, 185 Burbank Dr. NW, Atlanta 30314, ID 14 014200140152, \$460,000.

Melissa L. Brown to Niranian I. Patel and Yogini J. Patel, 3324 Peachtree Rd NF #905 Atlanta 30326, ID 17 0062 LL3608, \$460,000.

Gemini Buys LLC to Travel Hub LLC, 621 Hammond Dr. Sandy Springs 30328, ID 17 003700010026, \$460,000

Lorianne T. Collazo to Purchasing Fund 2023 **1 LLC**, 709 Taylor Ct. NE, Atlanta 30324, ID 17 004800033215, \$457,600

Damien Gunning and Chiara Knips to Jeffrey Alexander Lesyk, 7155 Roswell Rd., Sandy Springs 30328; 7155 Roswell Rd.

#4. Atlanta 30328. ID 17 007400060157, \$457,500.

Mallory A. Densmore and Jacob J. Urrea to Emrah Cinar, 220 Sheringham Dr., Roswell 30076, ID 12 276207360083, \$455,000.

Landman Development Group LLC to Mark D. Batson, 3105 Berkshire Manor Dr., Alpharetta 30022, ID 12 302308660153, \$450,000.

OP SPE PH101 LLC to Carole Prophete, 3680 Hansberry Dr., S. Fulton 30349, ID 14F0156 LL0487, \$450,000.

Allie Shule to Tessa Horehled, 1570 Olympian Way SW. Atlanta 30310. ID 14 015000090075, \$450,000.

Solevman Alexandre to Kyanna Yeager and Yvette Yeager, 260 18th St. NW, Atlanta 30363, ID 17 0108 LL0550, \$450,000.

Justin Edward Smith to Christopher Lee Johnson, 207 Lampkin St. NE, Atlanta 30312, ID 14 001900050906, \$450,000.

East Cobb Church of Christ Inc. to Sara T. Pamplin, 4426 Orchard Trace, Roswell 30076, ID 22 373012832445, \$449,900.

Mccarthy Richardson Hayden and Kimiya Dehkordi Richardson to Kassidy Oswald and 700 Creekwood Crossing Roswell 30076, ID 12 253206620692, \$449,000

Richard S. Myrick to Akash Nayak Karopadi, 199 14th St. NE, Atlanta 30309; 199 14th St. NE #1602. Atlanta 30309. ID 17 010600063039, \$445,000.

Harry Hawkins and Judy Peters. 1602 Village Ln.. Roswell 30075, ID 12 145001821519, \$440,000. Laura Eloyan and Joseph Frank Pelusi II to Everett Woodward and James A. Noodward, 8841 S. Somerset Ln., Alpharetta 30004, ID 22 513611830163, \$439,900.

LEADS

Fredric M. Cohen to **Kajacorp LLC**, 3240 Summer View Dr., Johns Creek 30022, ID 12 315309000823, \$439,000.

Michael Patrick Gleeson and Joanna Lee to Erin Kendra **Shaffer**, 21 Iron Bound Place NW, Atlanta 30318, ID 17 022000081735, \$437,500.

Sheryl Gudelsky and Sheryl Gudelsky Touchton to Lynnette R. Allen, 209 14th St. NE, Atlanta 30309; 209 14th St. NE #215. Atlanta 30309. ID 17 010600240330, \$436,000.

Michael F. Roa to Cristian Alegria and Allan Arrue, 6448 Chariot St., Sandy Springs 30328, ID 17 0035 LL3511, \$435,000.

Jakeisha N. Carter to Xia De Puma, 2338 Terrace View Cir. SW, Atlanta 30315, ID 14 0069 LL1131, \$429,990.

**Justin Simmons to Chris** Mcnutt and Natalie Mcnutt. 2 Pendleton Place NE, Atlanta 30342, ID 17 009500090027, \$415,000.

Keiichi Takahashi Trust to Open House Atlanta Realty & Investment, 4740 Jones Bridge Woods Dr., Johns Creek 30022, ID 11 046801660150, \$410,000.

Salehi Ladan to Adam Zaleznak, 6111 Woodland In Alpharetta 30009 ID 22 530012641858, \$405,000.

**Gaither Willis Shalese to** Ladondra Bowman and Walter Davidson, 6267 Stonelake Dr. SW. Atlanta 30331, ID 14F0128 LL2025,

## **GWINNETT COUNTY**

Hog Mountain Project LLC to Cowart Development

LLC, 2978 Hog Mountain Rd., Dacula 30019, ID 3-001-050, \$1,450,000

Nancy G. Lail and Stephanie G. Humphrey to Sunrise Real Estate Partners LLC, 2894 Mcginnis Ferry Rd., ID 7-152-270, \$1,395,263.

Sylvan Construction Co. to Pavani Madhadi and Vishnuvardhan R. Reddy, 4827 Basingstoke Dr., Suwanee 30024, Edinburgh ID 7-312-336, \$1,325,000.

Henry B. Staley and Lizabeth Ann Staley to Michael Schulman, 912 Mill Creek Run, Suwanee 30024, Mill Creek ID 7-196-020, \$1,300,000.

Kevin C. Redmon and Pamela B. Redmon to Anh Vu Hoang Nguyen, 1806 Doverhill Dr., Lawrenceville 30043, Stonecreek ID 7-082-263, \$1,030,000.

Danielle L. Swaby and Glendon D. Swaby to Jerry Han and Yayu Zhong, 772 Grassmeade Way, Snellville 30078, Havenstone ID 5-054-556, \$835,000.

Thomasena S. Cofer and Sandra Jean Singleton to Jerry R. Young. 1421 Drowning Creek Rd., Dacula 30019. ID 5-330-002.

\$800,000. **Beverly Hamrick and** Michael D. Hamrick to Guy Ciappini, 811 Bentgrass Ct., Dacula 30019, Sterling

Green At Appalachee Farms ID

2-001D-280, \$799,900.

Hakim Karaki and Amina Karaki to Zixiang Liu and Weniuan Yi. 731 Hexham Ct.. Suwanee 30024, Edinburgh Commons ID 7-316-080. \$740,000.

Elmer Hertel Nolan and Jennifer J. Hertel to Alexander Donnelly Casey and Leigh Anne Donnelly, 3749 Allenhurst Dr., Peachtree Corners 30092, Peachtree Station ID 6-303-123, \$685,000.

Daniel B. Haynes and Sherry L. Haynes to Renata Johnson and Ryan Matthew Johnson, 1726 Deerhaven Trl., Dacula 30019 Hamilton Mill ID 3-002-721, \$680,338.

Robert D. Baker and Lisa Baker to Jeremy Taylor and Teresa Taylor, 3685 Millwater Crossing, Dacula 30019, Treybyrne At Hamilton Mill ID 3-002-840, \$665,925.

James D. Shively and Michelle R. Shively to Wei Lin and Jin Xiu Zhang, 3557 Green Pine Way, Suwanee 30024, Avonlea Crossing ID 7-193-454, \$652,000.

William R. Youngblood and Alyssa H. Youngblood to Donald Ammons, 2330 Ashbourne Dr., Lawrenceville 30043, Edgewater ID 7-107-127, \$650,000.

Ralph C. Carroll and Jacqueline P. Carroll to Chen Long, 4005 Riverglen Cir Suwanee 30024, River Glen ID 7-240-099, \$638,000.

**Gavin Angulo to Purchasing** Fund 2021 1 LLC, 82 Oakwood Hills Dr., Suwanee 30024, Royal Oaks ID 7-310-046, \$638,000.

Peach State Family Homes Inc. to Kimberly Cox Leonard and William Leonard, Poplar St.; 254 Poplar St., Buford 30518, ID 7-293-321, \$635,000.

Andrea Boc to Dongli Gong and Colin T. Usher. 3665 Ansley Park Dr., Suwanee 30024, Avonlea Crossing ID 7-193-464, \$631,000.

Hua Zheng Ri and Zhen Guo **Yan to Sun Pengmei**, 392 Snow Owl Way, Lawrenceville 30044, Bethesda Heights ID 6-128-296, \$620,000.

Properties of GHRE LLC to Jonathan Tinch, 3159 Clubside View Ct., Snellville 30039, Country Club Of Gwinnett ID 6-032-110 \$590,000.

Matthew M. Wright and Allison W. Wright to Melissa Dixon and Vinicius Sigueira, 6567 Rosecommon Dr. Peachtree Corners 30092 Spalding Corners ID 6-314-218, \$585,000.

James Y. Park and Henel C. Park to Soowan Chung, 3983 Suwanee Place Dr., Suwanee 7-233-123, \$568,000.

KNK Investments LLC to Coleman D. Lindsay and Nancy Phan, 385 Ellesmere Way, Buford 30518 Lenox Park ID 7-319-223. \$550,000.

Jenny J. Kuk and James S. Kuk to Xianyu Cui and Guohuan Han, 2511 Royston Dr., Duluth 30097, Cresswell ID 7-201-312, \$550,000.

Hong Chang and Daosheng Wang to Lijun Ji and Qing Zhao, 622 Friars Head Ct. Suwanee 30024, Townsend Creek ID 7-289-262, \$545,000.

James B. Reesman and Memorie R. Reesman to Afreen F. Alikhan and Salabat Alikhan Mir, 1624 Summersweet Ln., Dacula 30019, Windridge ID 3-002-

967, \$538,000. Kang Richard E Trust and Richard E. Kang to Shammi Nadim, 2205 Laurel Lake Dr., Suwanee 30024, Lake Richland ID 7-087-299, \$530,000.

Tehui Chen to Richard Acosta, 1777 Baxley Pine Trace, Suwanee 30024, Baxley Ridge ID 7-207-211,

## THE BUSINESS

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Adrianne J. Boyd and Justin Chapple, 6858 Lockridge Dr., Atlanta 30360, Lockridge Forest ID 6-306-010, \$525,000.

**Austin Fowler and Woodall** Allev to Rvan Hansen and Maira Ramirez, 2340 Pinehaven Ct., Grayson 30017, Wellington ID 5-071-160, \$522,000

Siying You to Salimali Roy Minazben, 245 Villa Place Ct Tucker 30084, Villa Chase ID 6-138-354, \$520,000.

James Gullatt to Jorge Goncalves, 3610 Ridge Towne Dr., Duluth 30096 Towne Park Place ID 6-294-523, \$520,000

Jennifer Thompson Brown and Eric Brown to Eric James Nicoll, 3699 Durham Run Way, Auburn 30011, Yorkshire Estates ID 2-002 576, \$519,500.

Open House Atlanta Realty JP Co. Ltd. and Sora Co. Ltd., 3197 Dolostone Way 5-261-120, \$515,000.

Danny Harrison to Creative Brokerage LLC, 1244 Hadaway Ct., Lawrenceville 30043, Hadaway ID 7-025-080, \$500,000.

Hvun Ho Yoon and Narae Kim to Zhu Meiling, 3497 Ivy Birch Way, Buford 30519, Village At Ivy Creek ID 7-178-973, \$500,000.

Marcella Cherry Cox to Jaime E. Cordova, 625 Redds Cir. SW, Lilburn 30047, ID 6-098-217, \$500,000.

Jody Schwartz Ahlfinger and Keith Wayne Ahlfinger to Jacqueline Ripley, 648 Bishopton St., Grayson 30017, Olde Town Grayson ID 5-136-306, \$499,999.

Justin Wavne Johnson and Mandie Grace Johnson to Kakurai Gen and Rei

Kakurai, 3906 Amicalola Way, Buford 30519, Providence Walk On Ivy Creek ID 7-224-249, \$499,900.

Tops Housing LLC and Stiohn and Christopher Stjohn, 1146 Misty Valley Ct., Lawrenceville 30045 Creekside Estates ID 5-246-236, \$499,000.

Open House Atlanta Realty & Investment to EST Inc. 5165 Shadow Path Ln. SW, Lilburn 30047, Mountain Laurel ID 6-044-334, \$498,000.

**Unique Choice Properties** LLC to Sheetal Patel, 1698 Laurel Ridge Ln. Lawrenceville 30043, Russell Plantation ID 7-067-209, \$494.850.

Jerry L. Coleman and Rachel R. Coleman to Lourdes Marie Garcia and Luis Angel Rivera, 2603 Misty Rock Cv., Dacula 30019, Appalachee River Club ID 7-019-122, \$490,000.

Maggie Pang to Thai Nguyen Ha, 4310 Canterbury Walk Dr., Duluth 30097, Canterbury Woods ID 7-205-310, \$490,000.

SFM Capital Inc. to La **Heu**, 2012 Pucketts Dr. SW, Lilburn 30047, ID 6-062-145, \$485,000.

Timothy James Joyce to **Debra Walsingham**, 5504 White Cedar Terr., Sugar Hill 30518, Saddle Tree ID 7-319-065, \$480,000.

Lois B. Thomas to Legacy6 Communications Inc., 4532 Outer Bank Dr., Peachtree Corners 30092, River Station ID 6-347-329, \$475,000.

Cheryl Kasper to Qin Zheng, 4730 Bankside Way, Peachtree Corners 30092 Regency At Belhaven ID 6-300-318,

Juan Hidalgo to Mohamed Camara, 1905 Kyrle Way, Duluth 30097, Sugarloaf Ridge ID 7-199-456, \$468,000.

Linda Phan and Lan Susan Phan to Ok Soon Park, 3172 Cardinal Lake Dr., Duluth 30096. Cardinal Lake Estates ID 6-234-022, \$465,000.

Azeez Muneer Sayed and Yasmeen Muneer Adeeba to Ngoc Chu, 1064 Slash Pine Way, Lawrenceville 30043, White Oak Place ID 7-112-384, \$465,000.

Gregory T. Barrett and Linda B. Barrett to Mckay Deano and Lisa Mckay, 1158 Gwens Trl. SW. Lilburn 30047. Ridge ID 6-089-080, \$465,000.

Open House Atlanta Realty & Investment to Admac Japan Inc., 1821 Fort River Ct. Dacula 30019, Apalachee Plantation ID 3-001E-110, \$461,000.

Mark A. Rossmanith to Zhao Yang Qu, 3445 Stately Oaks Ln., Duluth 30097, 7-198-221, \$461,000.

Meritage Homes of Georgia Inc. to Tuyen T. Nguyen and Tuyen Thi Kim Nguyen, 2430 Canning View Ave., Lawrenceville 30044, ID R6180 374, \$460,580,

Open House Atlanta Realty & Investment to Contrail JP Co. Ltd. and Sora Co. Ltd., Dacula 30019, Lindenwood ID 5-275-166, \$460,000.

Mattew Taylor Rhule to Jia Liu. 5035 Arbor View Way, Sugar Hill 30518, Oaks At Lanier ID 7-307-211, \$460,000.

Meritage Homes of Georgia Inc. to Charles Agunobi, 2540 Canning View Ave., Lawrenceville 30044, ID R6180 363, \$451,990. Hyung Lee and Hyun Jin Kim to Phan Qui The, 1771 Penny Ln., Lawrenceville 30043 Sterling Ridge ID 7-069-407,

**Direct Residential** Communities of Clarke Lake Estates LLC to Tamar Amos Thompson and Cleveland Thompson, 1897 Mitchell Farm Ct., Grayson 30017, ID R5136 484. \$448.725.

Georgie A. Fetterolf and Jeffrey Fetterolf to Aecha Kustermann and Paul Kustermann, 1510 Stampmill Way, Lawrenceville 30043, Meadow Trace Landings ID 7-047-606, \$445,000.

Zachary David Gogolin and Marie Gogolin Lindsay to Mohammed Al Askari, 345 Rosedown Way, Lawrenceville 30043, Westover ID 7-088-303. \$445.000.

Kelley M. Reilly to Ho Doan and Duy Tran, 2050 Harvest Ridge Cir., Buford 30519, Autumnbrooke ID 7-219-131, \$445,000.

Property Solutions Group LLC to Thanh Thuy Nguyen and Ouoc Phong Pham, 4035 icksburg Dr., Lawrenceville 30044, Flowers Crossing ID 5-053-104, \$442,500.

Carolyn Flor Gunn to Guofeng Xie and Caixia Zhou, 2950 Ridge Oak Dr. Suwanee 30024, Peachtree Horizon ID 7-150-030,

Cody Carson and Marylynn Carson to Sam Mathev 3656 Starwood Trl. SW, Lilburn 30047. Rivermist ID 6-084-111, \$441,000.

IH2 Property Borrower LP to Nermeen M. Metyas, 2020 Dog Rose Ln., Dacula 30019, Nevils Cove ID 7-023-276, \$440,000.

Pablo Mata and Ivan Calderon to Shekhar Rd., Lawrenceville 30043, ID 7-088-384, \$440,000.

Norma H. Colbert to Hy Denh and Dat T. Ngo, 3154 Morgan Box Ln., Buford 30519 Duncan Park ID 1-002-607. \$440.000

Moses Hardie to Juan Ling and Weiqi Zhang, 2398 Brynfield Cv., Suwanee 30024, Brynfield ID 7-128-280, \$435,000.

Stanley Martin Homes LLC to Rakesh Govindbhai Darji and Vishruti Darji, 2360 Whistler Way NE Lawrenceville 30043, ID R7104 404, \$431,900.

T Pham Thu Thao and David Hoang Nguyen to Thi Thu Giang Dinh and David Hoang Nguyen, 351 Hinton Farm Way, Dacula 30019, Hinton Farm ID 5-303-234, \$430,000.

Kerone Maxineau and Reginald Maxineau to Toya Sessoms and Aukeaus Solomon, 4758 Scarborough Place, Stone Mountain 30087, Moorings ID 6-027-048, \$430,000.

Open House Atlanta Realty & Investment to Taro Takashima, 1414 Wilkes Crest Ct., Dacula 30019 Charleston Place ID 2-001-379, \$428,000.

Open House Atlanta Realty & Investment to SS Japan Co. Ltd., 5336 Under Way, At Lanier ID 7-307-264. \$427,000.

Charles M. Rayford to JY Homes LLC, 810 Valla Crucis Ln., Dacula 30019, Apalachee Station ID 7-018-106, \$426.500.

**Donald Ray Williams and** to Asif Abbas Sutar and Jasmine Asif Sutar, 4619 Creek Forest Trl., Liĺburi 30047. Parkview Forest ID 6-091-397, \$420,000.

David Patrick Donahue and Ellin F. Donahue to Mamie Chen. 3672 Cedar Corners

Place, Peachtree Corners 30092, Cedar Corners ID 6-303-048. \$420.000.

Yoon S. Kim to Rvan D Kim, 4403 Village Field Place, Suwanee 30024 Village Grove ID 7-251-540, \$420,000.

**Hunter Pierce and Emily** Pierce to Daniel Owen Shoemake and Nicolette Shoemake, 5521 Skylar Creek Ln., Buford 30518, Providence Crossing ID 7-325-392, \$415,000.

Patterson Sales Inc. and SSD Sales to Ho Mang and Ut Nguyen, 1154 Olivet Dr. Sugar Hill 30518, ID 7-306-084, \$415,000.

Maxence Magnou and Valerie Magnou to Deana N. Lewis, 2275 Cobble Creek In Gravson 30017 Pehble \$411,000.

Open House Atlanta Realty & Investment to Takehito Kaiho, 439 Leaflet Ives Dr., Lawrenceville 30045 Chandler Woods ID 5-185-136, \$408,000.

Nekkadam Chaimov to Nasim Chaimov, 6883 Wandering Way, Norcross 30093, ID 6-164-435,

Blanca E. Teran to Mohammad Morshed Alam and Rumky Khan, 887 Saybrook Cir. NW, Lilburn 30047, Beaver Lodge ID 6-156-110, \$405,000.

William L. Lloyd and Betty B. Llovd to Seraphine Ikwueme, 3675 Millers Pond Way, Snellville 30039, Millers Pond ID 5-031-147, \$405,000.

Brian Bailey and Ivonne Bailey to Dawit T. Belay and Mulugeta Kassa, 2592 Meadow Trace Dr., Graysor 30017, Hawthorn Farms ID 5-091-405, \$405,000.

Marmolejos Maria Jhonny and Marmolejos Rosario Jahnna to Betzabe A. Tapia Mata and E. Tapia Mata Mitzael, 1002 Simon Park Cir., Lawrenceville 30045,

5-204A-275, \$400,000. **Robert Eugene Hammond** and Diana I. Hammond to Thuy Bich Cao and Tom Tran, 2738 Stockbridge Way, Dacula 30019, Apalachee Heritage ID 5-304-154, \$400,000.

Edward L. Hallman to Sharon Drake and David Stenzel, 208 Mission Oak Dr., Grayson 30017, Ivey Parc ID 5-154-249, \$400,000.

Betty T. Roberts to Charles Seidel and Karen Seidel, 1682 Dacula Oaks Trl., Dacula 30019, Dacula Oaks ID 3-001D-018, \$400,000.

## ► Real Estate **Transactions** -Vacant

**FULTON COUNTY** 

Workout LLC to TTRES GA Union City Derrick LLC, 4660 Derrick Rd., Atlanta 30349, D 09F320101460449, \$5,383,145.

Romo Pada Development LLC to Vantage Commercial Contractors LLC, 6650 Mcginnis Ferry Rd., ID 11 106003800101, \$5,267,000.

David R. Hewitt to Rodney **Kyle Taylor**, 5116 Powers Ferry Rd., Sandy Springs 30327, ID 17 0163 LL1360, \$2,850,000.

Vantage Commercial Contractors LLC to JC Bhagat Corp., 6650 Mcginnis Ferry Rd., ID 11 106003800101, \$2,700,000.

Jen Georgia 19 LLC to EA Homes LP, Kimball Bridge Rd., Alpharetta 30022, ID 12 299008081104, \$1,671,200. Saeed Mustafa to Laura Kollar and Robert Kollar, 685 Coley Oaks Ct., Sandy 033700010398, \$1,650,000.

Vantage Commercial Johns Creek LLC, 6650

106003800101, \$1,500,000 SWH Crossroads LLC and SWS Crossroads LLC to **Anthony Apollo and Callie** Apollo, 1005 Crossroads 406004131408 \$1 449 865

AG EHC 2 EMP Multi State 2 LLC to EA Homes LP, 3000 Hembree Rd ID 12 259006910712, \$1,255,936

AW Aria LLC to Christian A. 6760 Prelude Dr., Sandy Springs 30328, ID 17 0034 LL3322, \$1,234,775.

Vantage Commercial Contractors LLC to Johns Creek Luma Autism Center **LLC**, 6650 Mcginnis Ferry Rd., ID 11 106003800101,

\$1,200,000. Taylor Morrison of Georgia LLC to Mark Louis Cooksev and Shawnda Ann Alpharetta 30009, ID 22

498112531371, \$1,177,680 Terence Joseph Murphy and Tracev Lynn Murphy to Jill Alpharetta 30009, ID 22

498112531215, \$1,171,000

### **GWINNETT COUNTY**

**Valentine Enterprises** Inc. to Millsource Inc., 1295 Progress Center Ave., Lawrenceville 30043. 5-240-028, \$1,650,000.

Jen Georgia 14 LLC to Ashton Atlanta Residential LLC Olde Towne Pkwy Duluth 30097, Olde Towne Village ID 7-244-571/7-244-570, \$1,214,493.

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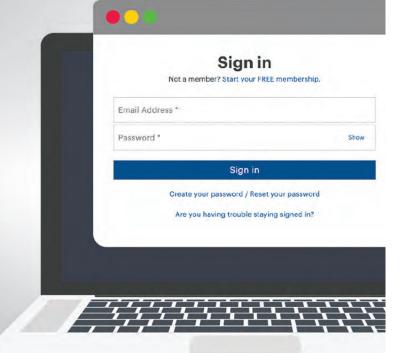
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LendingPoint LLC seeks cand idates for a Senior Data Scient ist position at its main office in Kennesaw, GA, Work from home Option available. A Bachelor's degree or its equivalent in com puter or data science, mathematics, statistics, business, mark eting or a related field. A combination of bachelor or graduate level degree or coursework that is deemed equivalent to a U.S. Bachelor's degree in analytics, mathematics, statistics or a related field is accepted. 2 years' advanced querying relational data systems using MySQL to ETL, and integrate data; visualizing/presenting data for stake holders using Tableau, MS Excel PowerPoint, general programm ing languages (SQL, Python) and data modeling concepts: developing concepts of operational advanced statistical analysis, data modeling and testing. Please email resumes to Ms. Jennifer Blair at talent@ lendingpoint.com

Intercontinental Exchange Holdings, Inc. seeks Lead Engineer, Information Security Red Team in Atlanta, GA, to collab. w/ the Info Security Assurance group responsible for driving security improvements & testing through continuous assessment of global threat landscapes. Reg'mts: Bachelor's or frgn equiv in Electronic Eng'g, Telecomm. Eng'g Technology, or a rel. fld & 5 yrs of progressively responsible exp: conducting regular penetration testing, red teaming, vulnerability scans & phishing engage ments on co. systs, apps & users; identifying & documenting vulnerabilities, exploits, & potential security weaknesses; dvlp'g & implementing effective security measures; providing recommendations for improving the overall security posture of ive, the bus, will accept a Master's or frgn equiv & 3 yrs of exp w/ above listed skills. Telecommuting &/or work from home may be permissible pursuant to company policies. When not telecommuting, must report to work site. Submit resume to recruitingresumes@ice.com & indicate iob code AGK122123ABC in subject line.

## POSITIONS AVAILABLE

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Intercontinental Exchange Holdings, Inc. seeks Data Scientist, Global Quantitative Research in Atlanta GA, to perform data exploration & stat. analysis for quantitative research purposes. Reg'mts: Bachelor's or frgn equiv in Math & Stats, Stats & Analytics, or rel. & 3 yrs of exp: using stats & math for solving both practical bus. Problems & theoretical research problems: util'g stat. prog'g skills in Python, & R & using working knowl of SOL (Structured Ouery Language) for dvlp'g data driven apps & tools; wrk'g w/ Oracle database mgmt systs; & cleaning, transforming, visualizing, & presenting data using Microsoft Excel & Python (Pandas). will accept a Master's or fron equiv in the above listed flds & 1 yr of exp w/ above listed skills. Telecommuting &/or work from home may be permissible nursuant to company policies. When not telecommuting, must report to work site. Submit resume to recruitingresumes@ice.com & indicate iob code CCZ122123ABC in subject line.

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Software Engineer for Equifax Inc.in Atlanta, GA to develop strategic design and requirements as a major contributor to a projects' success for large revenue generating systems/prod ucts. Requires: Bachelor's degree in Computer Engineering, Computer Science (willing to accept foreign education equivalent) plus five (5) years of experience as a Software Engineer, or related occupation in software development or, alternatively, a Master's degree in Computer Engineering, Computer Science or related field (willing to accept foreign education equival -ent) and three (3) years of experience as a Software Engineer, or related occupation in software development. Email resume to jobs.opportunities@equifax. com. Reference Position Number: 11335.

**Business Development** Manager Manage business development, marketing, and customer relation activities. Research market conditions and competitor information to determine potential sales of products. Develop/execute strategies to increase business profitability. Drive rev enue growth and utilize forecasting to align busors in economics. Mail resumes to: Gold-N-Diamonds Inc., Attn: S. Jivani. 75 John Portman Blvd NW, Suite 6N315, Atlanta GA 30303

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Holdings, Inc. seeks Sr Business Analyst in Atlanta, GA, to collab. w/in Clearing Technology team respons ible for defining the functionality of ICE's post-trade product & srvc offerings, principally in the futures & options mrkts. Req'mts: Bachelor's or frgn equiv in Econ, Fin., Eng'g or rel. fld & 5 yrs of progressively responsible exp: performing bus. analysis &/or QA in the context of SW product dvlpmt; using a combination of iterative dvlpmt methodologies incl Agile/Scrum, Rational Unified Process (RUP) & Waterfall techniq ues; leveraging methodologies incl Unified Modeling Language (UML); creating process flows ("as-is" & "to-be" diagrams) to outline bus. & technical processes & to identify gaps to derive req'mts; using Microsoft capture; util'g MS Excel for data capture & analysis incl use of pivot tables; & util'g PL/SQL. Telecommuting &/or work from home may be permissible pursuant to company policies. When not telecommuting. must report to work site. Submit resume to recruitingresumes@ice.com & indicate iob code PT122123ABC in

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Stibo DX, Inc. in Atlanta, GA seeks a Site Reliability Engineer responsible for developing and designing state machines and operators in GO Lang to automate the build of infrastructure, application, configuration and security of Stibo DX software. Hybrid role with remote work from home within a reasonable commuting distance of Atlanta, GA permitted. Apply by sending your resume to stbo@stibodx.com.

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Inc. in Atlanta, GA to manage and design the Model Performance Monitoring (MPM) framework focused on code and process automation, compatibility with Equifax data assets, leveraging big data capabilities and executing in Google Cloud Platform. Requires: Bachelor's degree in Information Quality, Computer Science, Statistics, Mathematics or related field (willing to accept foreign education equivalent) plus five (5) years of experience as a Data Scientist or related occupation with experience developing statistical solutions or, alternatively, a Master's degree in Information Quality, Computer Science Statistics Mathematics or related field (willing to accept foreign education equivalent) and three (3) years of experience as a Data Scientist or related occupation with experience developing sta tistical solutions. Email resume to jobs.opportunities@ equifax.com. Reference Position Number: 11498.

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