



## April 2025 Newsletter

Hello Anet,

Spring has arrived, bringing with it a vibrant energy to our city. This month, I'm excited to provide you with valuable resources to navigate the real estate market, embark on outdoor projects, and enjoy the seasonal activities Atlanta offers.

- 📖 **Protecting Your Investment:** Title, surveys, and common myths
- 🌱 **Spring into Home & Garden:** 2025 trends, attracting birds, & container gardening
- 🪵 **Outdoor Living:** Deck design, screened-in porches, lighting, & outdoor kitchens
- 🎉 **Embracing Spring in Atlanta:** Festivals, home tours, seasonal dining & more

I appreciate your continued trust and support. If you have any questions about your home or the real estate market, please don't hesitate to reach out—I'm here to help. Your referrals are always valued.

*Wishing you a wonderful April – Anet*

P.S. Check out my Spring Home Maintenance Checklist below—it is packed with essential tasks to keep your home in top shape this season. If you need assistance with any maintenance projects, I have a network of dependable home service professionals. **Feel free to [reach out](#) for a personal referral!**

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**ANET GRANGER & ASSOCIATES**  
ASSOCIATE BROKER  
(404) 335-8082  
[Anet@AnetGranger.com](mailto:Anet@AnetGranger.com)

**kww** KELLERWILLIAMS REALTY  
SIGNATURE PARTNERS



# Title Matters: Protecting Your Property Investment

## Demystifying Title Issues, Surveys, & Common Real Estate Myths



### ✓ [5 Ways of Holding Real Property Title](#)

The most common methods of ownership.

### ✓ [Standard vs Enhanced Title Insurance](#)

Standard policies cover the most common risks to your home's title, while enhanced title insurance provides broader protection.

### ✓ [Avoiding Title Pirates](#)

It's a real thing - a newer form of identity theft that experts say is on the rise. It's another good reason purchase Owners Title Insurance. And on that note ... ↓

### ✓ [Filing Activity Notification System \(FANS\)](#)

**We are fortunate in Georgia!** Georgia's FANS alerts you when real estate or property records are filed in your name statewide.

### [20 Real Estate Myths That Don't Add Up](#)

When it comes to real estate, myths and misinformation are everywhere. This article debunks 20 common misconceptions, helping buyers, sellers, and homeowners separate fact from fiction.

### [What is a Land Survey and When Do You Need One?](#)

This article is written by a Pennsylvania engineering firm - it's simple and to the point! It summarizes why and when you might need a survey and the various types available.



### Price Refresh!

181 Pinehurst Lane | Marietta  
**Offered at \$835,000**

This charming home features a spacious finished basement, a workshop, and a hobby barn—perfect for all your creative or DIY projects. Enjoy a beautiful, expansive outdoor space ideal for relaxing and entertaining. If you've been searching for a fantastic home on acreage in desirable East Cobb, this one is a



### Sold!

398 Picketts Crossing | Acworth  
**Listed for \$575,000**

Congratulations Keren & Doug!  
Multiple offers on the table and under contract in just three days. You followed my marketing plan to the tee and got TOP DOLLAR for your home! \$20,000 over asking price to be exact!

My marketing plan helps my clients

MUST-SEE! Schedule your tour today and fall in love with the possibilities.

[Click Here for a Tour!](#)

sell for TOP DOLLAR EVERY TIME! Prepare, Stage & SOLD!

[Click here to learn more!](#)

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## Spring into Home & Garden

Embrace the Season

### [2025 Trends in Garden Design](#)

Gardeners are adapting to the challenges of a changing world by embracing new approaches to gardening.

### [Attracting Birds: A Comprehensive Guide](#)

Create the perfect bird-friendly environment that will draw in a variety of birds.

### [The Art of Container Gardening](#)

Need a little inspiration? 114 photos and if that doesn't work, try a deep search tool.

🔍 [114 Garden Container Ideas](#)

🔍 [Container Gardening Recipe Search](#)



### [Spring Cleaning and Maintenance](#)

[Spring Cleaning Checklist: The Ultimate Guide to a Tidier Home](#)

🔍

### [Spring Maintenance Checklist](#)

Print it and check it off.

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## Outdoor Living 2025

Transform Your Exterior Spaces

### [Patio Trends 2025](#)

Ready to transform your outdoor space? The newest patio trends are blending style, sustainability, and comfort.

### [Outdoor Lighting Ideas](#)

Lighting adds functionality and ambiance to your home exterior.

### [Top Outdoor Kitchen Designs 2025](#)

If you love outdoor dining, this article highlights the latest trends in outdoor kitchen design, highlighting stylish and sophisticated ideas that elevate your patio experience beyond a simple grill setup.



### [Screened-In Porch Tips](#)

This article from *This Old House* provides essential considerations for planning a screened-in porch.

### [40 Screened Porch Ideas](#)

Providing the comfort of indoor-outdoor living - & no bug bites. 🔍

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## Embracing Spring Around Atlanta



## Earth Day

### [Celebration for Kids](#)

April 22 | Atlanta Botanical Gardens

### [Free Entrance to National Parks](#)

April 19 | [GA List of Parks](#)

## Let's Play Outside!

### [Spring Hikes Within an Hour of ATL](#)

[Biking in Blue Ridge, GA](#)

Cycling & Mountain Biking

## Tours of Homes

[Druid Hills Homes & Garden](#) | May 2-4

[Inman Park Tour of Homes](#) | Apr 25-27

## [Streaming in April 2025](#)

New releases and returning shows

## Spring Festivals

### [Atlanta Dogwood Festival](#)

April 11-13 | Piedmont Park

### [Sweetwater 420 Fest](#)

April 18-20 | Pullman Yards

### [Sandy Springs Artsapalooza](#)

April 19-20 | Sandy Springs

### [Lemonade Days Festival](#)

April 23-27 | Dunwoody

### [Atlanta Film Festival 2025](#)

Apr 24 - May 4 | Plaza & Tara Theatres

## Seasonal Dining

### [30 Seasonal Recipes to Make in April](#)

Healthy spring recipes

### [Best Restaurants & Patios](#)

From *EaterAtlanta* | Interactive Map

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### [Walter Reeves](#) | [The Georgia Gardener](#) | [Your April Calendar](#)

Plant vegetables | Spray lawn for weeds | Hang chimes and feeders

### [Lawn Care Calendar & Facts](#)

A guide to cultivation and lawn care for the season

Anet Granger | Keller Williams Signature Partners | 3375 Dallas Hwy., Suite 100 | Marietta, GA 30064 US

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