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FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-15-2021 04:25:46 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK DPTV

**BK: RE 3586
PG: 3959-3961**

Prepared by: David W. Bailey, Jr.
After Recording Return To: 7421 Davis Road, Waxhaw, NC 28173
Grantor's Address: 7421 Davis Road, Waxhaw, NC 28173
Revenue Stamps \$ NTC

Box - 63

NORTH CAROLINA)
)
FORSYTH COUNTY)

EXECUTOR'S DEED

This Deed, made this 13 day of January, 2021, by Joe Jon Bryant, as Executor under the Estate of Shirley S. Bryant, herein "Grantor"; to Joe Jon Bryant, individually (1/3rd undivided interest); Joe Jon Bryant as Trustee for the TUW of Shirley S. Bryant f/b/o Christopher Dale Bryant (1/3rd undivided interest); and Joe Jon Bryant as Trustee for the TUW of Shirley S. Bryant f/b/o Reginald Scott Bryant (1/3rd undivided interest), collectively herein "Grantee": :

WITNESSETH:

THAT WHEREAS, Shirley S. Bryant died testate on January 8, 2020 and her Will dated October 22, 2019 was duly probated in the Superior Court of Forsyth County and appear, together with the probate proceedings thereon, in the Office of the Clerk of Superior Court of Forsyth County in Estate File 20 E 167, to which reference is hereby made; and

WHEREAS, the said Joe Jon Bryant is the appointed and acting Executor under the Will of Shirley S. Bryant, and is now engaged in the administration of said Estate set forth therein; and

WHEREAS, the real property known as 4862 Fleetwood Circle, Winston-Salem, NC 27106, more specifically described hereafter, is a part of the Estate of Shirley S. Bryant; and

WHEREAS, the said Executor has made provisions for the payment of all administration expenses, debts and costs of the Estate; and

WHEREAS, there are no estate and inheritance taxes due on said Estate.

NOW, THEREFORE, the party of the first part as Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby transfer and convey unto to Joe Jon Bryant, individually (1/3rd undivided interest); Joe Jon Bryant as Trustee for the TUV of Shirley S. Bryant f/b/o Christopher Dale Bryant (1/3rd undivided interest); and Joe Jon Bryant as Trustee for the TUV of Shirley S. Bryant f/b/o Reginald Scott Bryant (1/3rd undivided interest) in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Pin No.: 5896-95-6635
Address: 4862 Fleetwood Circle

Being known and designated as Lot No. 21 as shown on the Map of Sharonwood as surveyed by J. E. Ellerbe, C. E., June 15, 1954, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17 at page 77.

Subject to the Restrictive Covenants contained in Deed Book 705 at page 234.

Being the same identical property acquired by Shirley S. Bryant in Book 899, Page 308, Forsyth County Registry.

And the said Grantor, acting as Executor, does hereby covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Executor and no further. Title to the property hereinabove described is subject to the following exceptions: Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

IN TESTIMONY WHEREOF, the Grantor as above set forth, has hereunto set his hand and seal the day and year first above written on the following page.

Estate of Shirley S. Bryant

By: Joe Jon Bryant, Executor (SEAL)
Joe Jon Bryant, Executor

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NORTH CAROLINA - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joe Jon Bryant as Executor under the Estate of Shirley S. Bryant

This the 13th day of January, 2021.

Catherine R. Cress
Notary Public

Print/Type Name: Catherine R. Cress

My Commission Expires: 04/30/2021

