

2022018191 00191

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$124.00

PRESENTED & RECORDED
04/18/2022 11:03:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3688

PG: 3918 - 3919

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$124.00**

Parcel Identifier No. 6805-43-8194.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF THE PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 12th day of April, 2022 by and between

GRANTOR

**WILLIAM FRANKLIN TATUM AND WIFE, JOAN HOWELL TATUM
151 WOODBERRY COURT, WINSTON-SALEM, NC 27107**

GRANTEE

**AKFP PROPERTIES, LLC
1184 HERITAGE PATH LANE, WINSTON-SALEM, NC 27103**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

LOTS FIFTY (50), FIFTY-ONE (51), AND FIFTY-TWO (52), AS SHOWN ON MAP NUMBER 3 OF COUNTRY CLUB HILLS, WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NOTH CAROLINA PLAT BOOK 12, AT PAGE 194.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 1673, Page 3006, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

William Franklin Tatum (SEAL)
WILLIAM FRANKLIN TATUM

Joan Howell Tatum (SEAL)
JOAN HOWELL TATUM

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **WILLIAM FRANKLIN TATUM AND WIFE, JOAN HOWELL TATUM.** Witness my hand and official stamp or seal, this the 12th day of April, 2022.

My Commission Expires: 4/12/2024

Lora S. Myers
Notary Public

Print Notary Name: Lora S. Myers

