



2023009642 00032
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
 03-28-2023 09:50:05 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3746
PG: 885-887

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID Number 6867-24-2542.000

Mail/Box to: Grantee:

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

No title exam requested or performed.

Brief description for the Index:

THIS DEED, made this the 24 day of March, 2023, by and between

GRANTOR: Tammy Herring and Vincent Poppler

whose mailing address is

(herein referred to collectively as **Grantor**) and

GRANTEE: James R. Caudill and spouse, Ashley B. Caudill

whose mailing address P.O. Box 906, Kernersville, NC 27285

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Davidson, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

****This Deed is being recorded to reconvey the entire tract****

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____ (SEAL)
 Print/Type Name & Title: _____ Tammy Herring

By: _____ (SEAL)
 Print/Type Name & Title: _____ Vincent Poppler

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of North Carolina
 County of Forsyth

I certify that the following person(s) personally appeared before me this day,
 each acknowledging to me that he or she signed the foregoing document:

Tammy Herring and Vincent Poppler

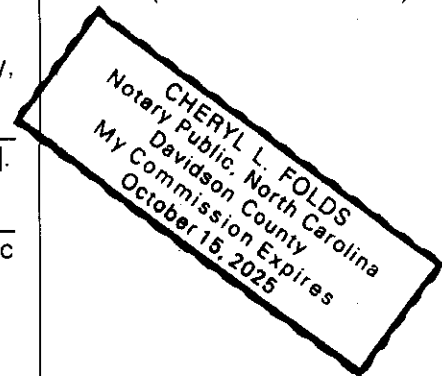
_____ [insert name(s) of principal(s)].

Date: 3-24-2023

Cheryl E Folds
Cheryl E Folds Notary Public
 Notary's Printed or Typed Name

My Commission Expires:
10-15-2025

(Official/Notarial Seal)



State of _____
 County of _____

I certify that the following person(s) personally appeared before me this day,
 each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

 Notary Public
 Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

EXHIBIT A

BEGINNING at a point in the east right-of-way line of Walkertown Road, (also known as Walkertown-Guthrie Road), a corner with Carl Dillon (now or formerly) and running thence with the east right-of-way line of Walkertown Road North $12^{\circ} 08'$ East 729.45 feet to a point, a corner with George M. Martin former homeplace tract; thence South $84^{\circ} 45'$ East 137.8 feet to a point in line of E.R. Snyder (now or Formerly); thence with the line of E.R. Snyder, South $7^{\circ} 05'$ East 745.5 feet to a point, a corner with Carl Dillon thence with Carl Dillon, North $84^{\circ} 45'$ West 386.4 feet to the point and place of Beginning, and containing 4.43 acres and being the same property as conveyed to James F. Pulliam, Tract Two, Book 1142, Page 1361, Forsyth County Registry. See also Deed Book 883, Page 372, Tract One conveyed to Ola Martin Pulliam.

Also known as Lot 47C, Block 5357, Forsyth County Tax Maps as constituted on the date of this deed to which reference to which is hereby made for a more particular description.