

**2024003191 00123**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
02/01/2024 03:46:13 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3791  
PG: 1655 - 1656

**NORTH CAROLINA SPECIAL WARRANTY CORRECTION DEED**

Excise Tax: NTC

Parcel Identifier Number: 6844-27-5103 Tax ID or Block & Lot: BLOCK 1806 LOT 001R

Mail/Box to: Grantee

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: Lot 1, Map of Bagby Property

THIS DEED made this January 24, 2024 by and between

GRANTOR

Piedmont Investors Group Inc.  
A Florida Corporation

Grantor Address:

610 Hillsboro Drive  
Winston Salem, NC 27104

GRANTEE

Kingdom Trust Company Custodian F/B/O  
Jomo Ken Yatta Legins

Buyer Address:

1105 State Route 121 N, Suite B  
Murray, KY 42071

Property Address:

1801 Andover Street  
Winston-Salem, North Carolina 27107

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 situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS LOT NO. 1 AS SHOWN ON THE MAP OF RUPERT W. BAGBY PROPERTY AS RECORDED IN PLAT BOOK 19, PAGE 8 IN THE FORSYTH COUNTY REGISTER OF DEEDS, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

***THIS DEED IS BEING EXECUTED AND RECORDED TO CORRECT THAT DEED RECORDED IN THE FORSYTH COUNTY REGISTRY AT BOOK 3166, PAGE 2846, IN THAT THE DEED CONTAINED: 1) A DISCREPANCY IN THE GRANTOR NAME; 2) ADD THE STATE OF INCORPORATION OF THE GRANTOR; and, 3) CORRECT A DISCREPANCY IN THE GRANTEE NAME.***

submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3166, Page 2844.

A map showing the above described property is recorded in Plat Book 19, Page 8.

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions:

\_\_\_ / \_\_\_ THIS PROPERTY  DOES  DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

PIEDMONT INVESTORS GROUP, INC. a Florida Corporation  
(Corporate Name)

By: [Signature] (SEAL)  
Zia Bhatti, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify Zia Bhatti, President of Piedmont Investors Group Inc. a Florida Corporation personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 26 day of January, 2024.

My Commission Expires: 4.10.27

Aspen Bare  
Brian H. Elam, Notary Public  
Aspen Bare

