

**2024032294 00036**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$450.00**

PRESENTED & RECORDED  
09/24/2024 10:04:27 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3827**  
**PG: 2468 - 2469**

This instrument prepared by Matthew S. Cheney, 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, if applicable.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Parcel Identification No. 6844-53-9495.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston Salem, NC 27103

Brief description for the Index: Lot 7A Miller's Landing PB 49 PG 118, DB 3617, PG 624

PROPERTY ADDRESS: 2430 Meadowpark Lane, Winston Salem, NC 27107

THIS DEED made this 20 day of September, 2024, by and between

GRANTOR	GRANTEE
SHENEKIA BLACKWELL, (unmarried)	STEPHANIE HERNANDEZ, (unmarried)

Mailing Address:  
290 Jennings Blackwell Road, Pelham, NC 27311

Mailing address:  
2430 Meadowpark Lane, Winston Salem, NC 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 FORSYTH County, North Carolina and more particularly described as follows:

Submitted electronically by "Brock & Scott, PLLC FC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as all of Lot 7A, as shown on the Plat of Miller's Landing, said Plat being duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 49, Page 118, to which map reference is hereby made for a more particular description thereof.

Being that same property conveyed to Shenekia Blackwell by Deed from Nindy N. Jarrell dated 7 June 2021 and filed 11 June 2021 in Book 3617, Page 624, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being commonly known as: 2430 Meadowpark Lane, Winston-Salem, NC 27107

Parcel No: 66844-53-9495

The property conveyed herein does  does not  include the primary residence of Grantor.

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, other than the following exceptions:

2024 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

Shenekia Blackwell (SEAL)  
SHENEKIA BLACKWELL

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that SHENEKIA BLACKWELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20 day of September, 2024.

Matthew S Cheney  
NOTARY PUBLIC  
Forsyth County, NC  
My Commission Expires July 29, 2025

Matthew S. Cheney  
Notary Public Matthew S. Cheney  
My Commission Expires: 7/29/2025