

2024033705 00015

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
10/04/2024 08:27:55 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3829
PG: 1991 - 1994

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No. 6869-24-1557

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street -- Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot #170, R, Don Cain, Phase 6, Sheet I, PB 36, PG 181

THIS DEED made the 23 day of September, 2024, by and between

GRANTOR	GRANTEE
<p>First Horizon Bank</p> <p>Grantor Address: 165 MADISON AVE -1st FL MEMPHIS, TN 38103</p>	<p>Bees Properties LLC <i>a Florida Limited Liability Company</i></p> <p>Property Address: 6012 Cain Forest Drive Walkertown, NC 27051</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3765, Page 4451, Forsyth County Registry.

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.

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

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

First Horizon Bank

By: John R. Rainwater (SEAL)
John R. Rainwater, Vice President

STATE OF TENNESSEE
COUNTY OF SHELBY

I, VICKI A. STEWART, a Notary Public, certify that John R. Rainwater, Vice President of First Horizon Bank personally came before me this day and acknowledged that he/she is Vice President of First Horizon Bank, a Corporation, and that he/she, as Vice President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 23 day of September, 2024.

Vicki A. Stewart
Official Signature of Notary

Printed or typed name of Notary
VICKI A. STEWART
My Commission Expires: 8/3/25



Exhibit "A"
Property of Bees Properties LLC
a Florida Limited Liability Company
6012 Cain Forest Drive

BEING all of Lot #170 of a survey entitled R. Don Cain, Phase 6, Sheet I, as shown on plat recorded at Plat Book 36, Page 181, Forsyth County Registry, reference to which is hereby made for a more complete description.

This lot is a part of a revision of Lot 72 through 78, Block 5167C, and also a revision of Lots 72 through 78 of the R. Don Cain, Phase 2, recorded in Plat Book 32, Page 160, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3765, Page 4451, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6869-24-1557 on the Forsyth County Tax Maps.