

**2024036066 00151**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$270.00

PRESENTED & RECORDED  
10/23/2024 04:51:11 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3832**  
**PG: 2213 - 2219**

Stamps: **\$270.00**

Property Address: **116 Vance Court, Winston-Salem, NC 27105**

Mail after recording to: Casey Edith Nicholson, 116 Vance Court, Winston-Salem, NC 27105

Mail future tax bills to: Casey Edith Nicholson, 116 Vance Court, Winston-Salem, NC 27105

Prepared by: Brandy E. Koontz, Attorney, Koontz Law, PLLC, 181 S. Main St., Mocksville, NC 27028

Parcel Identifier Number: **6828-60-7971.000**

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 14th day of **October, 2024**.

GRANTORS	GRANTEES
<p>Gloria Davis, Administrator of the estate of Reginald Cornell Davis, Sr. c/o Gloria Davis 1227 Hart Street Winston-Salem, NC 27107</p>	<p>Casey Edith Nicholson, a single woman</p> <p>116 Vance Court Winston-Salem, NC 27105</p>
<p>Gloria Jean Davis, a widow and heir 1227 Hart Street Winston-Salem, NC 27107</p>	
<p>Reginald C. Davis, Jr., heir, separated and Yolanda Hairston, separated 1306 Madison Avenue Winston-Salem, NC 27103</p>	
<p>and</p>	

submitted electronically by "Koontz 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.

Jurrell Antwain Davis, heir, and Ashley Janee Davis, husband and wife 1419 Waverly Drive Winston-Salem, NC 27127	
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*The Grantors, Yolanda Hairston and Ashley Janee Davis, are executing this deed, relinquishing their marital interest in the real property as described in the attached Exhibit A. Yolanda Hairston and Ashley Janee Davis are not direct descendants or lineal heirs of Reginald Cornell Davis, Sr.*

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 Grantors, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, forever, all right, title and interest as the Grantors have in or to that certain lot or parcel of land in **Winston-Salem** Township, **Forsyth** County, North Carolina, more particularly described as follows:

**See attached Exhibit A incorporated herein by reference.**

Subject to all covenants, restrictions, easements of record, zoning ordinances, and all other easements applicable to said property, if any, including rights or easements for utilities except to the extent that the same are released, terminated or merged.

Tax advice and/or Medicaid planning advice was neither requested nor given as to any consequences associated with the transfer of property effectuated by the foregoing instrument.

A map showing the above-described property is recorded in Plat Book **17**, Page **4**.

The above land was conveyed to the Grantor by Deed (See Book **1230**, Page **1433**, Forsyth County Registry). See also, Estate of Reginald Cornell Davis, Sr., Estate File 24E805, Forsyth County Clerk of Superior Court.

This instrument does does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem property taxes.

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

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 Grantors, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, forever, all right, title and interest as the Grantors have in or to that certain lot or parcel of land in **Winston-Salem** Township, **Forsyth** County, North Carolina, more particularly described as follows:

**See attached Exhibit A incorporated herein by reference.**

Subject to all covenants, restrictions, easements of record, zoning ordinances, and all other easements applicable to said property, if any, including rights or easements for utilities except to the extent that the same are released, terminated or merged.

Tax advice and/or Medicaid planning advice was neither requested nor given as to any consequences associated with the transfer of property effectuated by the foregoing instrument.

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This instrument does does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2024 city-county ad valorem property taxes.

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

**Estate of Reginald Cornell Davis Sr**

By: *Gloria Davis* (SEAL)  
**Gloria Davis, Administrator**

*Gloria Jean Davis* (SEAL)  
**Gloria Jean Davis, heir**

*Reginald C. Davis, Jr.* (SEAL)  
**Reginald C. Davis, Jr., heir**

Jurrell Antwain Davis (SEAL)  
Jurrell Antwain Davis, heir

Ashley Janee Davis (SEAL)  
Ashley Janee Davis

State of North Carolina – Davie County

I, Karrie B. Schenk, a Notary Public of said County and State do hereby certify that **Gloria Jean Davis, heir and Gloria Davis, Administrator of Estate of Reginald Cornell Davis Sr**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the 14th day of **October, 2024**.

KARRIE B. SCHENK  
Notary Public, North Carolina  
Davie County  
My Commission Expires

Seal/Stamp

Karrie B. Schenk  
Notary Public  
My commission expires: 4/3/28

State of North Carolina – Davie County

I, Karrie B. Schenk, a Notary Public of said County and State do hereby certify that **Reginald C. Davis, Jr., heir**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the 14th day of **October, 2024**.

KARRIE B. SCHENK  
Notary Public, North Carolina  
Davie County  
My Commission Expires

Seal/Stamp

Karrie B. Schenk  
Notary Public  
My commission expires: 4/3/28

State of North Carolina – Davie County

I, Karrie B. Schenk, a Notary Public of said County and State do hereby certify that **Jurrell Antwain Davis, heir, and Ashley Janee Davis**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the 14th day of **October, 2024**.

KARRIE B. SCHENK  
Notary Public, North Carolina  
Davie County  
My Commission Expires

Seal/Stamp

Karrie B. Schenk  
Notary Public  
My commission expires: 4/3/28

**Estate of Reginald Cornell Davis Sr**

By: \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
**Gloria Davis, Administrator** **Gloria Jean Davis, heir**

\_\_\_\_\_ (SEAL) Yolanda Hairston (SEAL)  
**Reginald C. Davis, Jr., heir** **Yolanda Hairston**

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
**Jurrell Antwain Davis, heir** **Ashley Janee Davis**

State of North Carolina – Davie County

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that **Gloria Jean Davis, heir and Gloria Davis, Administrator of Estate of Reginald Cornell Davis Sr**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the \_\_\_\_\_ day of **October, 2024**.

Seal/Stamp \_\_\_\_\_  
 Notary Public \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

State of North Carolina – Davie County

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that **Reginald C. Davis, Jr., heir**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the \_\_\_\_\_ day of **October, 2024**.

Seal/Stamp \_\_\_\_\_  
 Notary Public \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

*Additional Notary Acknowledgements on the following page*

State of North Carolina – Davie County

I, \_\_\_\_\_, a Notary Public of said County and State do hereby certify that **Jurrell Antwain Davis, heir, and Ashley Jane Davis**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the \_\_\_\_\_ day of **October, 2024**.

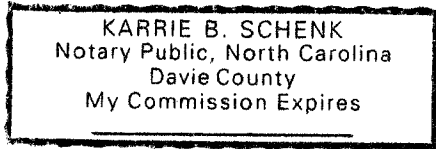
Seal/Stamp

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

State of North Carolina – Davie County

I, Karrie B. Schenk, a Notary Public of said County and State do hereby certify that **Yolanda Hairston**, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the 16th day of **October, 2024**.



Seal/Stamp

Karrie B. Schenk  
\_\_\_\_\_  
Notary Public

My commission expires: 4/3/28

## **Exhibit A**

BEING KNOWN and designated as Lot Number 6 as shown on the Map of Gregory Manor, recorded in Plat Book 17, page 4 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.