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**2024037145 00002**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$106.00**

PRESENTED &amp; RECORDED

11/01/2024 08:21:05 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3834****PG: 51 - 53****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$106.00

PARCEL IDENTIFIER NO. 6837-67-8432

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 29th day of October, 2024, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
<b>The Estate of Shirley P Miller</b> <b>Almorice Jerry Smith and spouse,</b> <b>Tracy Smith</b> <b>and</b> <b>Alexander Dwayneard Miller, unmarried</b>	<b>NFNC 1 L.L.C.</b>
Mailing Address	Property Address: 232 Quail Dr. Winston Salem, NC 27105  Mailing Address 4407 Providence Lane, Suite A Winston Salem, NC 27106

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit "A"

**\*\*Grantors are the sole heirs of Shirley Ann Miller, who died intestate and widowed. See 24E2065, Forsyth county. Property was acquired by resolution of Board of Alderman in 1989. See DB RE1671 Page 1265\*\***

All or a portion of the property herein conveyed (\_\_\_\_) includes or (☒) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1701 at Page 1265.

**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 "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

The Estate of Shirley P Miller

BY: Alex & Miller  
Alexander Dwayneard Miller  
Executor

Almorice Jerry Smith  
Almorice Jerry Smith

Tracy Smith  
Tracy Smith

Alex & Miller  
Alexander Dwayneard Miller

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that **Alexander Dwayneard Miller, Executor of The Estate of Shirley P Miller, Almorice Jerry Smith Tracy Smith and Alexander Dwayneard Miller**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

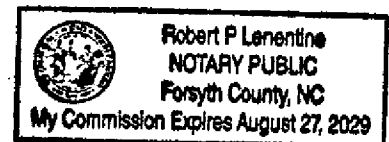
Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of October, 2024

Notary Signature: Robert P. Lenentine

Notary's Printed Name: Robert P. Lenentine

My Commission Expires: AUGUST 27, 2029

[Notarial Seal]



**EXHIBIT A**

The Land referred to in this Commitment is described as follows:

**BEGINNING** at an iron stake located at the southeastern intersection of Quail Drive and Wooded Avenue said iron also being located at the northwestern corner of Lot 30 as shown on the Map of Mineral Springs Park as said map is recorded in Plat Book 17, Page 26, Forsyth County Registry, and running thence from said beginning point along the north line of Lot 30 North 85 deg. 24 min. 30 sec. East 135.46 feet to an iron in the western line of Lot 33 of the R.M. Cox Estate as described in Plat Book 12, Page 70, Forsyth County Registry; running thence North 02 deg. 00 min. East 25.17 feet to an iron; thence South 85 deg. 24 min. 30 sec. West 140.65 feet to an iron in the eastern right of way line of Quail Drive; thence with the eastern right of way line of Quail Drive South 09 deg. 51 min. East 25.11 feet to an iron, the point and place of **BEGINNING**, and containing 3,452 square feet, more or less according to a survey by Michael E. Gizinski, dated September 1, 1988.

The above described property is the southern portion of the street known as Wooded Avenue, which was closed by the Winston-Salem Board of Alderman on May 1, 1989.

Tax Block \_\_\_\_\_, Lot \_\_\_\_\_  
Street Address: Wooded Avenue