

**2024043313 00179**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$360.00

PRESENTED & RECORDED  
12/20/2024 02:49:55 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3841  
PG: 4077 - 4079

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$360.00 Parcel Identifier No. 6826-73-5705 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

This instrument was prepared by Bright Law, PLLC, 16745 Birkdale Commons Parkway, #C, Huntersville, NC 28078

Brief description for the Index: Lot 3, Boston Heights

THIS DEED made this 6th day of December, 2024, by and between

**GRANTOR**

**GRANTEE**

Brightstart Partners, LLC,  
a North Carolina limited liability company  
20311 Chartwell Center Drive, #1599  
Cornelius, NC 28031

Joshua Scott Courtney, a single person, and  
Mary Catherine Underwood, a free trader (see document  
recorded immediately prior hereto)  
As JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP  
921 Roosevelt Street  
Winston Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Bright 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.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Title Insurance Provided By: Kensington Vanguard FKA BridgeTrust Title Group

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3814 page 4100.

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

A map showing the above described property is recorded in Plat Book 8 page 9.

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: EASEMENTS AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, the Grantor has duly executed this General Warranty Deed as of the date notated herein. If an entity, by its duly authorized representative.

Brightstart Partners, LLC

Entity Name

By: 

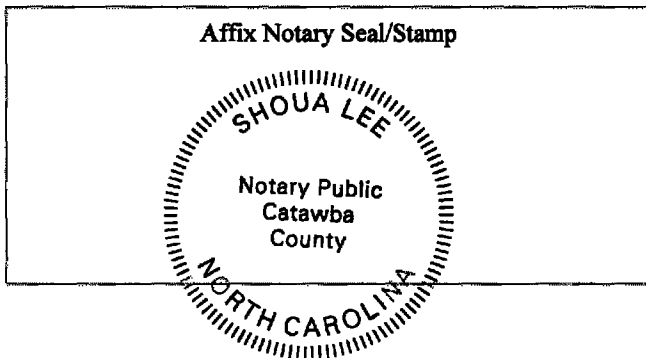
Name: Ken Allison


Title: Member

STATE OF North Carolina, COUNTY OF Mecklenburg

I, Shoua Lee, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 19th day of December, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Ken Allison as Member of Brightstart Partners, LLC



  
Notary Public (Official Signature)  
My commission expires: 08-12-2029

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED as Lot No. 3 as shown on the Map of BOSTON HEIGHTS, which map is duly recorded in Plat Book 8, Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**Being more commonly known as 921 Roosevelt St, Winston-Salem, NC 27105.**

**Parcel ID # 6826-73-5705**