

2025007605 00057

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED

03/11/2025 11:27:19 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3852**PG: 1762 - 1763****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$250.00
Parcel ID:	6833-09-1248
Mail/Box to:	TM CS RE, L.L.C., a North Carolina limited liability company, 4030 Wake Forest Road, Ste 349, Raleigh, NC 27609
Prepared by:	Michael A. Zara, The Zara Law Firm, PLLC, 501-A Executive Place, Fayetteville, NC 28305
Brief description for the index:	Lot 24 & P/O Lot 25 Rosemont County of Forsyth State of North Carolina

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of March, 2025, by and between:

GRANTOR	GRANTEE
Darrell D. Brown, Jr., a single man 3350 Rosemont Avenue Winston Salem, NC 27127	TM CS RE, L.L.C., a North Carolina limited liability company 4030 Wake Forest Road, Ste 349 Raleigh, NC 27609

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

All that certain lot or parcel of land situate the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an existing 1/2 inch iron rod located in the western right-of-way of Rosemont Avenue (25 feet from the centerline), said rod being the southeast corner of Lot 24 Rosemont, Plat Book 4, Page 106, said rod being 250 feet North of the northern right-of-way of Catawba Street (formerly Spring Avenue); thence with the southern line of Lot 24 N 87 degrees 30 minutes 52 seconds W 149.80 feet to an existing 1/2 inch rod, said rod being the southwest corner of Lot 24; thence with the western line of Rosemont and the eastern line of Lot 13 of Plat Book 27, Page 58 north 02 degrees 28 minutes 41 seconds East 74.89 feet, crossing the northwest corner of Lot 24 to an existing 1/2 inch iron rod; thence a new line through Lot 25 South 87 degrees 32 minutes 02 seconds East

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

149.83 feet to an existing 1/2 inch rod in the western right-of-way of Rosemont Avenue thence with the western right-of-way of Rosemont Avenue South 02 degrees 30 minutes 00 seconds West 74.94 feet to the POINT OF BEGINNING, containing 11223 square feet, more or less. Lot is all of Lot 24 and the southern portion of Lot 25 ROSEMONT.

BEING THE SAME PREMISES conveyed unto Darrell D. Brown, Jr. by Warranty Deed from Jason A. Brown and wife, Rebecca J. Brown dated July 10, 2019; recorded July 11, 2019 in the Office of the Register of Deeds for Forsyth County, North Carolina in Book RE 3470 at Page 3093.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book _____ Page _____.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book _____ Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Darrell D. Brown, Jr.

Name: Darrell D. Brown, Jr.

Entity Name _____

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

By: _____

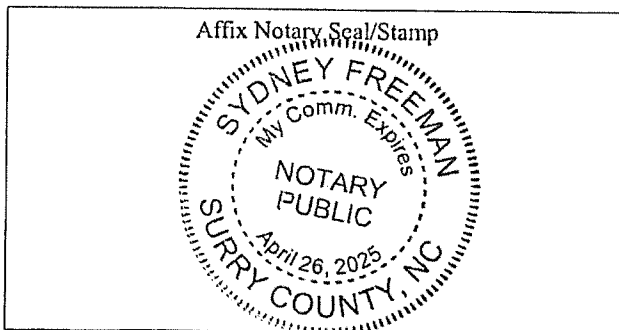
Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Sydney Freeman, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4th day of March, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Darrell D. Brown, Jr.



Sydney Freeman

Notary Public (Official Signature)

My commission expires: 04-26-25