

2025009440 00051

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$30.00

PRESENTED & RECORDED
03/26/2025 11:36:19 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3854
PG: 2818 - 2819

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 30.00

Parcel Identifier No.: 6836-71-7644 (Block 1396, Lot 056)

Mail tax bills to Grantee: 2208 West Cone Boulevard, Greensboro, NC 27408

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
(no title search requested or performed)

Brief description for the Index: Lot 56, Oakdale

THIS DEED made this 22 day of March , 2025 by and between,

GRANTOR	GRANTEE
SOUTHERN PROPERTY SOLUTIONS LLC a Georgia limited liability company	BMS INVESTMENT PROPERTIES LLC a North Carolina limited liability company
Mailing Address: 6001 Buckner Creek Court SE, Mabelton, GA 30126	Mailing Address: 2208 West Cone Boulevard, Greensboro, NC 27408

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:

Being known and designated as Lot Number 56 as shown on the Map of Oakdale, as recorded in Plat Book 8, Page 93, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1315 N. Dunleith Avenue, Winston-Salem, NC 27101

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3792, Page 1474, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 8, Page 93.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Southern Property Solutions LLC
a Georgia limited liability company

By: Janel Miles, MANAGER
Janel Miles, Manager

State of Georgia, County of COB

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Janel Miles, Manager of Southern Property Solutions LLC**, a Georgia limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 3/22/25

[Signature]
Notary Public

John Park
printed or typed name of notary public

My Commission Expires: 3/2/27

