

**2025015884 00054**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$208.00**

PRESENTED & RECORDED  
 05/13/2025 09:20:59 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3863**  
**PG: 435 - 438**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$208.00
Parcel ID:	6844-42-4717
Mail/Box to:	PND Enterprises LLC, a NC LLC, 3057 Upland Place, Clemmons, NC 27012
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 14 of A.A. Long Property in Plat Book 3 Page 79A being 0.17 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12<sup>th</sup> day of May, 2025, by and between:

GRANTOR	GRANTEE
Eric Nelson and spouse, Ashley Nichole Davis and Renata Nelson, an unmarried woman 4990 Davis Road Winston Salem, NC 27105	PND Enterprises LLC, a NC LLC 3057 Upland Place Clemmons, NC 27012

**Property Address: 1625 Mansfield Street, Winston-Salem, NC 27107**

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"):

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3166 Page 1501.

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 3 Page 79A.

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:

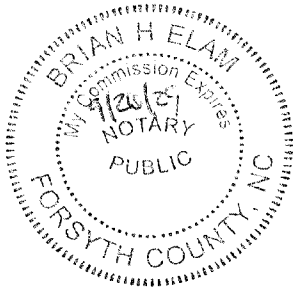
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Eric Nelson  
Name: Eric Nelson

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12th day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Eric Nelson

Affix Notary Seal/Stamp



[Signature]  
Notary Public (Official Signature)

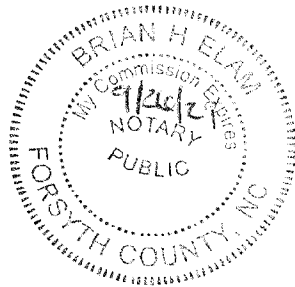
My commission expires: 9/26/29

Ashley Nichole Davis  
Name: Ashley Nichole Davis

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12th day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
Ashley Nichole Davis

Affix Notary Seal/Stamp



[Signature]  
Notary Public (Official Signature)

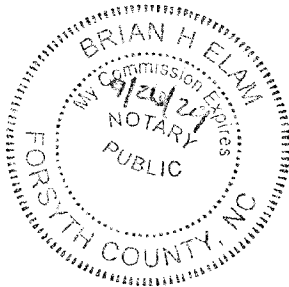
My commission expires: 9/26/29

X Renata Nelson  
 Name: Renata Nelson

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12 day of May, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):  
 Renata Nelson

Affix Notary Seal/Stamp



Brian H. Elam  
 Notary Public (Official Signature)

My commission expires: 9/26/27

**EXHIBIT "A"**

Property Address: 1625 Mansfield Street, Winston-Salem, NC 27107  
Tax ID: 6844-42-4717 / Block 1847 Lot 014

BEING KNOWN AND DESIGNATED as Lot 14, as shown on the Plat of A.A. Long Property as recorded in Plat Book 3, Page 79A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.