

**2023031689 00171**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$260.00**

PRESENTED & RECORDED  
09/14/2023 04:56:18 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3773  
PG: 12 - 14

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$260.00**

Parcel Identifier No. **6848-57-0933.000**

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 24th day of August, 2023 by and between

**GRANTOR**

**ROBERT GREY TOMPKINS AND WIFE, KORTNEY JEFFREYS TOMPKINS  
1631 CHESBOROUGH ROAD, WINSTON-SALEM, NC 27127**

**GRANTEE**

**TEQUILA NICOLE BLACKBURN  
5442 DAIVS ROAD, WINSTON-SALEM, NC 27105**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3445, Page 3586, Forsyth County Registry.

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

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 except for the exceptions hereinafter stated.

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

*Robert Grey Tompkins* (SEAL)  
ROBERT GREY TOMPKINS

*Kortney Jeffreys Tompkins* (SEAL)  
KORTNEY JEFFREYS TOMPKINS

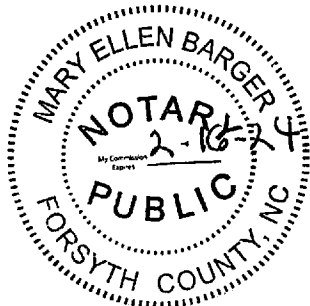
STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that they signed the foregoing document: **ROBERT GREY TOMPKINS AND WIFE, KORTNEY JEFFREYS TOMPKINS.** Witness my hand and official stamp or seal, this 24th day of August, 2023.

My Commission Expires: 2-16-24

*Mary Ellen Barger*  
Notary Public

Print Notary Name: Mary Ellen Barger



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

**BEGINNING** at an iron stake in the center of Davis Road, said stake being a corner of Spurgeon Creason and also being distant southwestwardly 164 feet from a point in the center of Davis Road at the intersection of Old Hollow Road; thence from said **BEGINNING POINT** with the center of Davis Road in a southwestwardly direction 390 feet to a point in the center of said road, a new corner; thence westwardly 92 feet, more or less, to an iron stake in the line of C. M. Phelps, a new corner; thence North 32° 25' East along the east line of C. M. Phelps 390 feet to an iron stake, the southwest corner of Spurgeon Creason; thence east along his line 92 feet, more or less, to an iron stake in the center of Davis Road, the place of **BEGINNING**. The same being the central portion of a 1.50-acre tract of land conveyed by L. B. Walker to W. B. Grubbs and wife, Gertrude Grubbs. For further reference see Estate File 94E950, Forsyth County Clerk of Court and Deed Book 1018, Page 496, Forsyth County Registry.

**SAVE AND EXCEPT** that portion of the above-described tract described in the deeds recorded in Book 1373, Page 1743 and Book 1440, Page 153, Forsyth County Registry.