

2023043887 00136

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$72.00

PRESENTED & RECORDED
12/29/2023 03:20:12 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3787
PG: 2900 - 2905

This instrument drafted by: Hampton Law, PLLC
PO Box 380
Yadkinville, NC 27055
After recording, mail to: Se'Naia Simpson
3110 Capitol Drive
Charlotte, NC 28208
State Tax: \$72.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

DEED

This deed, made and entered into this 29 day of December, 2023, by and between **Malcolm T. Frazier (unmarried)** of 503 Beth Avenue, Winston-Salem, NC 27127, **Tanya D. Frazier (unmarried)** of 2354 South Stratford Road, Apt 1, Winston-Salem, NC 27103, **Sharon D. Frazier (unmarried)** of 2155 Lash Road, Winston-Salem, NC, 27106, and **Wardlow E. Frazier, Jr.**, as Personal Representative of the Estate of Darnella Frazier and in his individual capacity and spouse, **Pamela Frazier**, of 5149 Beulah Lane, Kernersville, NC 27284 ("Grantors"), and **Se'naia Simpson** ("Grantee") whose address is 3110 Capitol Drive, Charlotte, NC 28208.

WITNESSETH:

That whereas Darnella Frazier, late of Forsyth County, North Carolina, died testate on the January 30, 2022, leaving surviving her as her sole heirs at law her four children, Malcolm T. Frazier, Tanya D. Frazier, Sharon D. Frazier, and Wardlow E. Frazier, Jr. all of whom are parties to this deed; and

Whereas, Darnella Frazier and Wardlow E. Frazier obtained a fee simple interest in

Submitted electronically by "Hampton 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.

Page 1867, Forsyth County Registry; and

Whereas, Wardlow E. Frazier died on April 5, 2020, leaving the property to Darnella Frazier;

Whereas, Wardlow E. Frazier, Jr. qualified as Personal Representative of the Estate of Darnella Frazier on October 12, 2022, before the Clerk of Superior Court of Yadkin County, Estate File 2022 E 2042; and

Whereas, the Notice to Creditors of the Estate of Darnella Frazier was first published on November 8, 2022; and

Whereas, the said Darnella Frazier at the time of her death was seized of the property hereinafter described; and

Whereas, less than than two (2) years have passed since the death of the said Darnella Frazier; and

Whereas, the said Malcolm T. Frazier, Tanya D. Frazier, Sharon D. Frazier, and Wardlow E. Frazier, Jr., are now the owners as tenants in common of said lands and have the legal right to make this conveyance; and

Whereas, Wardlow E. Frazier, Jr. as Personal Representative of the Estate of Darnella Frazier joins in this conveyance;

Now, therefore, the said Grantors, for and in consideration of the sum of \$10.00 Dollars to them in hand paid by the said Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said Grantee, and his heirs and assigns, a certain tract or parcel of land lying and being in Forsyth County, North Carolina, in North Buck Shoals Township, and more particularly described as follows:

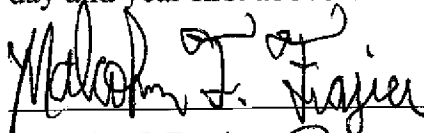
See "Exhibit A"

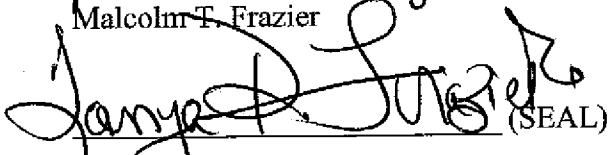
To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to her, the said Grantee and her heirs and assigns in fee simple forever.

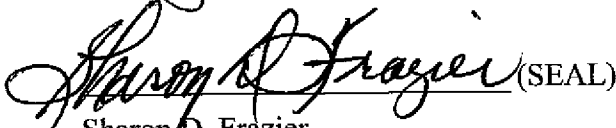
And the said Grantors do covenant that they are seized of said lands in fee and have the right to convey the same in fee simple, that the same are free and clear of all encumbrances, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.

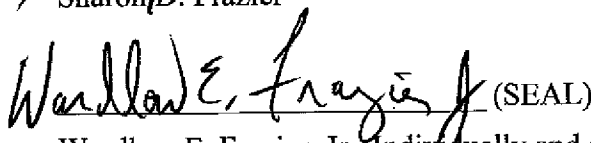
Wardlow E. Frazier Jr., as Personal Representative of the Estate of Darnella Frazier joins in this sale and conveyance of the above-described lands to the Grantee pursuant to and under the provisions of N.C.G.S. § 28A-17-12(a)(2).

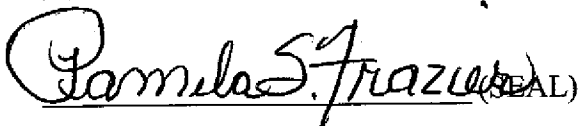
In Testimony Whereof, the said Grantors have hereunto set their hands and seals the day and year first above-written.

 (SEAL)
Malcolm T. Frazier

 (SEAL)
Tanya D. Frazier

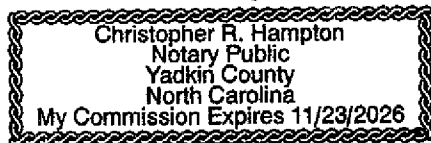
 (SEAL)
Sharon D. Frazier

 (SEAL)
Wardlow E. Frazier, Jr., Individually and as Personal Representative of the Estate of Darnella Frazier

 (SEAL)
Pamela Frazier

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

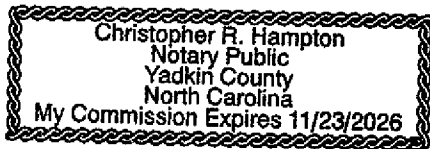
I, Christopher R. Hampton, a Notary Public of the State of North Carolina, do hereby certify that **Malcolm T. Frazier** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 29 day of December, 2023.



Christopher R. Hampton
Notary Public
My Commission Expires: 12-29-2023

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

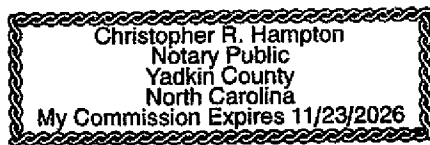
I, Christopher R. Hampton, a Notary Public of the State of North Carolina, do hereby certify that **Tanya D. Frazier** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 29 day of December, 2023.



Christopher R. Hampton
Notary Public
My Commission Expires: 12-29-2023

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

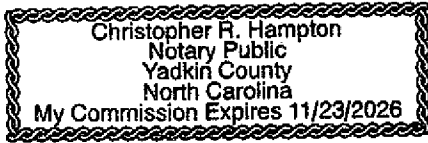
I, Christopher R. Hampton, a Notary Public of the State of North Carolina, do hereby certify that **Sharon D. Frazier** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 29 day of December, 2023.



Christopher R. Hampton
Notary Public
My Commission Expires: 12-29-2023

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

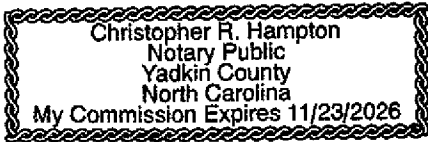
I, Christopher R. Hampton, a Notary Public of the State of North Carolina, do hereby certify that **Wardlow E. Frazier, Jr.** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 29 day of December, 2023.



Christopher R. Hampton
Notary Public
My Commission Expires: 12-29-2023

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

I, Christopher R. Hampton, a Notary Public of the State of North Carolina, do hereby certify that **Pamela Frazier** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 29 day of December, 2023.



Christopher R. Hampton
Notary Public
My Commission Expires: 12-29-2023

Exhibit A

Being known and designated as Lot #6, Block 1, as shown on the map of Greenway Place, same being of record in Plat Book 4 at Page 73 in the Office of the Register of Deeds of Forsyth County North Carolina reference to said plat being made for a more particular description.

Parcel ID # 6836-25-0886.000

Property Address: 2509 Druid Hills Drive, Winston-Salem, NC 27105