

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

05/16/2024 08:58:11 AM

NC Rev Stamp: \$1,220.00

Book: 4235 Page: 472 - 473 (2) Fee: \$26.00

Instrument Number: 2024008218

HARNETT COUNTY TAX ID #
040693 0047 14

05-16-2024 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,220.00

Real Estate ID No.: 040693 0047 14

The property herein conveyed is not Grantor's primary residence.

(NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 27 Annette Drive, Suite 109, Benson, NC 27504
(24-2676-DVD)

This instrument prepared by Casey Heim, 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.

Brief description for the Index: Lot 14, Tobacco Road, Phase 1

THIS DEED made this 16th day of May, 2024, by and between

GRANTOR

Davidson Homes, LLC d/b/a Davidson Homes AL,
LLC,
an Alabama limited liability company
1903 N. Harrison Avenue, Suite 200
Cary, NC 27513

GRANTEE

David Paul Tiano and spouse,
Monica Anne Tiano

Grantee's Address:
103 Golden Leaf Farms Road
Angier, NC 27501

The designation Grantor and Grantee as used herein shall include said parties, 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 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 Black River Township, Harnett County, North Carolina and more particularly described as follows:

All of Lot 14, Tobacco Road, Phase 1, as shown on a map recorded in Plat Book 2023, Pages 621-626, Harnett County Registry, reference to which is hereby made for a more particular description.

Property Address: 103 Golden Leaf Farms Road, Angier, NC 27501

Submitted electronically by "Moore & Alphin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) The lien of ad valorem taxes for the current year and thereafter;
- 2) All valid and enforceable easements, covenants, conditions, restrictions, and other matters of record;
- 3) All matters as may have occurred prior to Grantor's record ownership of the property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized person the day and year set forth in the notary acknowledgment below.

Davidson Homes, LLC d/b/a Davidson Homes AL, LLC, an Alabama limited liability company

BY: Brad Nelson
Brad Nelson, Authorized Person

STATE OF NORTH CAROLINA, COUNTY OF WAKE:

I, the undersigned, a Notary Public for Wake County and aforesaid State, certify that Brad Nelson personally came before me this day and acknowledged that he is an Authorized Person for Davidson Homes, LLC d/b/a Davidson Homes AL, LLC, an Alabama limited liability company, and that by authority duly given and as the act of the limited liability company, the foregoing instrument was signed in its name by its Authorized Person.

Witness my hand and official stamp or seal on the 13th day of May, 2024

Caroline Kidder

Notary Public

My commission Expires: _____

(Stamp or Seal)

