Matthew S. Willis Register of Deeds Harnett County, NC Electronically Recorded NC Rev Stamp: \$1,207.00

07/11/2024 02:57:29 PM

Book: 4243 Page: 134 - 135 (2) Fee: \$26.00

Instrument Number: 2024012048

HARNETT COUNTY TAX ID # 040693 0047 11

07-11-2024 BY: MMC

NORTH CAROLINA SPECIAL WARRANTY DEED

Real Estate ID No.: 040693 0047 11 Excise Tax: \$1,207.00

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 (24-3245-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 11, Tobacco Road, Phase 1

THIS DEED made this 11th day of July, 2024, by and between

GRANTOR

GRANTEE

Venkata Santosh Chintamaneni and spouse,

Amy Kabor Chintamaneni

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

Grantee's Address: 1903 N. Harrison Avenue, Suite 200 41 Golden Leaf Farms Rd. Cary, NC 27513 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 11, 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: 41 Golden Leaf Farms Rd., 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, 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 28th day of June , 20 2

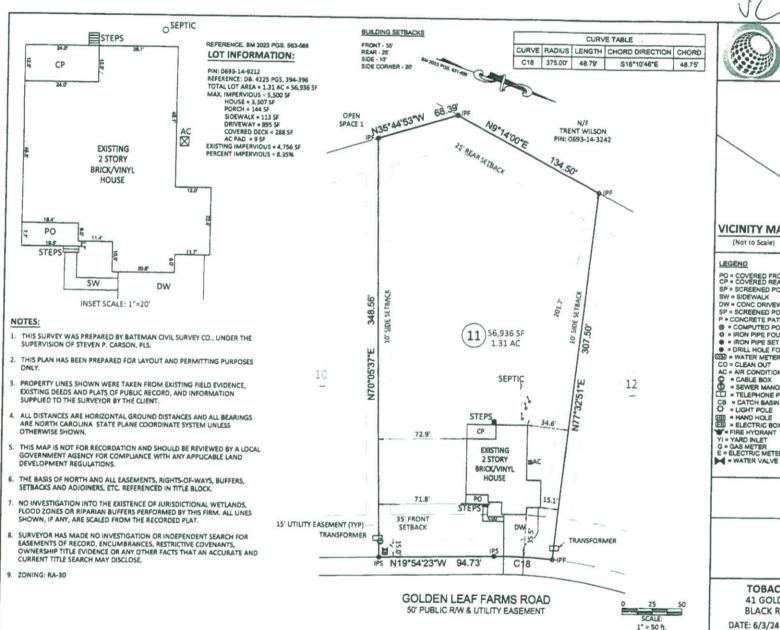
My Commission Expires June 6th, 2028

(Stamp or Seal)

Motary Public

My commission Expires: June 6th, 2028

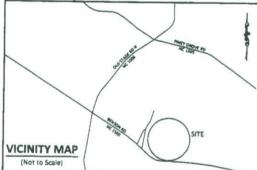






Bateman Civil Survey Company

Engineers • Surveyors • Planners 2524 Rattance Avenue, Apex, NC 27539 Ph. 919,577 1080 Fax, 919,577 1081 ntsurvey.com into@cost NCBELS Firm No C-2378



LEGEND

PO = COVERED FRONT PORCH CP = COVERED REAR PORCHOECH SP = SCREENED PORCH SW & SIDEWALK

DW = CONC DRIVEWAY SP = SCREENED PORCH

P = CONCRETE PATIO 8 = COMPUTED POINT 0 = IRON PIPE FOUND (IPF) . IRON PIPE SET (IPS)

. DRILL HOLE FOUND CO = CLEAN OUT

AC = AIR CONDITIONER PAD

© = CABLE BOX

SEWER MANOLE

TELEPHONE PEDESTAL

CB = CATCH BASIN

LIGHT POLE

HE - HAND HOLE FIRE HYDRANT YI = YARD INLET G = GAS METER E = ELECTRIC METER

This map is of an existing parcel of land and is only intended for the parties and purposes shown. This map not for recordation. No title report provided.

I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM A

SURVEY MADE UNDER MY SUPERVISION (PLAT BOOK REFERENCED IN TITLE BLOCK): THAT THE

BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION LISTED

UNDER REFERENCES; THAT THE RATIO OF PRECISION

AS CALCULATED IS 1:10,000+ AND THAT THIS MAR

MEETS THE REQUIREMENTS OF THE STANDARD OF

PRACTICE FOR LAND SURVEYING IN NORTH

CAROUNA, L-4752

FINAL SURVEY FOR **CHINTAMANENI**

TOBACCO ROAD - PHASE 1 & 3 - LOT 11 41 GOLDEN LEAF FARMS ROAD, ANGIER, NC BLACK RIVER TOWNSHIP, HARNETT COUNTY

DATE: 6/3/24 DRAWN BY: AMG

CHECKED BY: SPC

REFERENCE: BM 2023 PGS. 651-656 BCS# 230746

SCALE: 1" = 50"