

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/31/2023 10:29:49 AM NC Rev Stamp: \$376.00
Book: 4201 Page: 2935 - 2937 (3) Fee: \$26.00
Instrument Number: 2023012520

HARNETT COUNTY TAX ID #
130529 0019 23
130529 0019 28

07-31-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$376.00

Parcel Identifier: SEE EXHIBIT A Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Bagwell Holt Smith P.A.

THIS DEED made effective as of the 31 day of July, 2023, by and between

GRANTOR

GRANTEE

BC WELLERS KNOLL, LLC
a North Carolina limited liability company

DAVIDSON HOMES, LLC
an Alabama limited liability company
d/b/a DAVIDSON HOMES AL, LLC

336 James Record Road
Huntsville, AL 35824

336 James Record Road
Huntsville, AL 35824

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, parcel of land, or condominium unit situated in **Harnett County**, North Carolina, and more particularly described as follows:

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4183, Page 652, Harnett County Registry.

All or a portion of the property herein conveyed **does not** include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 2023, Pages 59-62, Harnett County Registry.

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, other than the following exceptions:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BC WELLERS KNOLL, LLC
A North Carolina limited liability company

By: [Signature]
LEVI MIXON, AUTHORIZED OFFICER

STATE OF Alabama

COUNTY OF Jefferson

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: LEVI MIXON, AUTHORIZED OFFICER

Date: July 24, 2023

(Affix Official Seal below)

[Signature]
Official Signature of Notary Public

Print Name: Jessica Johnson Nelson

My commission expires: August 7, 2026

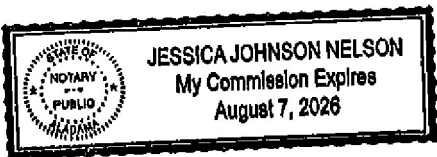


EXHIBIT A

Lying in Harnett County, North Carolina, and being more particularly described as follows:

Being all of Lots 22 and 27, Wellers Knoll Subdivision, as shown on that plat entitled "Owned, Surveyed, and Mapped for: Weller Developments, LLC" recorded in Plat Book 2023, Pages 59-62, Harnett County Registry, to which reference is herein made for a more particular description.

Lot 22 REID: 0529-88-5680

Lot 27 REID: 0529-88-1400