

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
08/21/2023 01:51:32 PM NC Rev Stamp: \$1,126.00  
Book: 4204 Page: 1727 - 1729 (3) Fee: \$26.00  
Instrument Number: 2023013957

HARNETT COUNTY TAX ID #  
130529 0019 39  
130529 0019 40  
130529 0019 41  
130529 0019 46  
& Others Listed  
08-21-2023 BY: MMC

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,126.00

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 21<sup>st</sup> day of August, 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: *LM*  
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

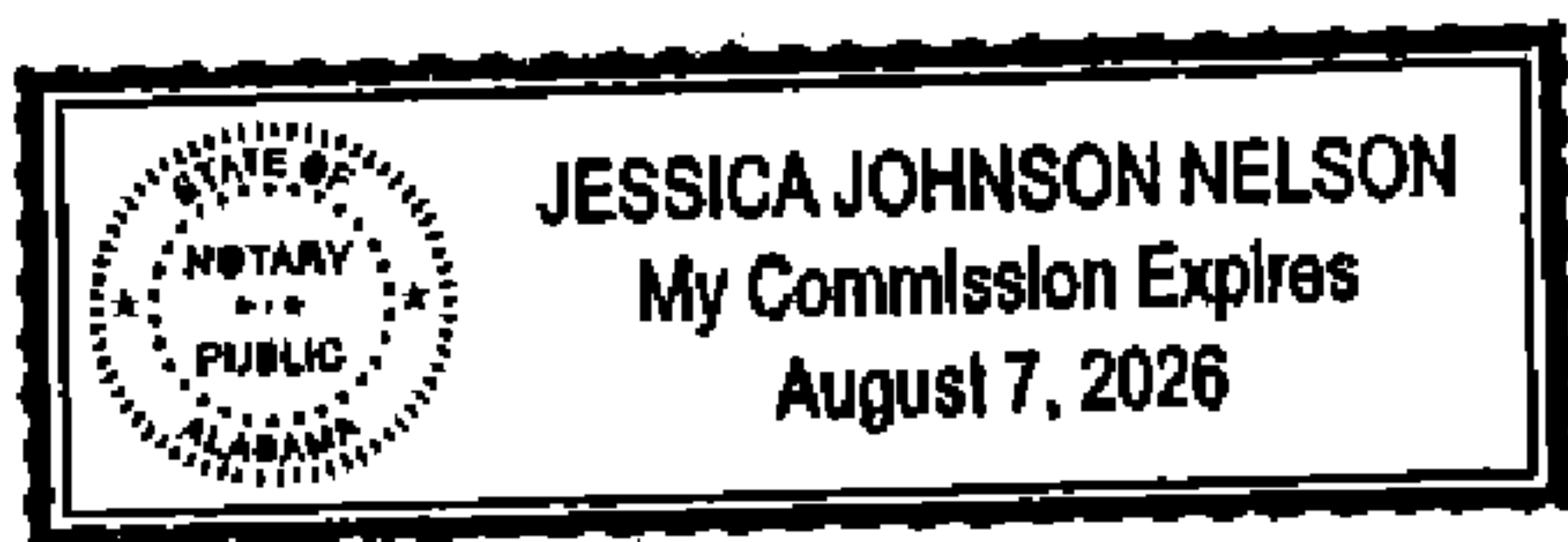
Date: August 16, 2023

(Affix Official Seal below)

*Jessica Johnson Nelson*  
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 38, 39, 40, 45, 46 and 47, 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.

<u>Lot #</u>	<u>PIN</u>
Lot 38	0529-88-2176
Lot 39	0529-88-3260
Lot 40	0529-88-5218
Lot 45	0529-88-9139
Lot 46	0529-88-9059
Lot 47	0529-87-9979