Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
01/29/2025 08:07:17 AM NC Rev Stamp: $255.00
Book: 4269 Page: 2393 - 2394 (2) Fee: $26.00
Instrument Number: 2025001446

HARNETT COUNTY TAX ID #
099564 0058

01-28-2025 BY: MMC

**This instrument prepared by Ashish G Lakhiani, a licensed North Carolina attorney.**

# NORTH CAROLINA GENERAL WARRANTY DEED

**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: AL-58977-24-B

Excise Tax: $255.00

Parcel Identifier No. 0995640058 (Parent) Verified by Harnett County on the ____ day of _____, 20___
By: _____

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lots 3, 4 & 5 Minor Subdivision Survey For J2M2 Holdings LLC

THIS DEED made this 24th of January, 2025, by and between

| GRANTOR | GRANTEE |
|---|---|
| J2M2 Holdings, LLC,<br>a North Carolina Limited Liability Company<br>271 Village Grande Dr.<br>Ponte Vedra, FL 32081 | White Oak Homes NC, LLC,<br>a North Carolina Limited Liability Company<br>319 Fairfield Road<br>Fayetteville, NC 28303 |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Cameron, Johnsonville Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOTS 3, 4 & 5, AS SHOWN ON A SURVEY ENTITLED "MINOR SUBDIVISION SURVEY FOR J2M2 HOLDINGS, LLC", ACCORDING TO A PLAT OF THE SAME BEING DULY RECORDED IN PLAT BOOK2025, PAGE 33, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4256 page 911.



NC Bar Association Form No. 3 © Revised 7/ 2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3
North Carolina Association of Realtors, Inc. - Standard Form 3

Submitted electronically by "Single Source Real Estate Services"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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

A map showing the above described property is recorded in Plat Book 2025 page 33.

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:
Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.
Subject to ad valorem taxes which are a lien but not yet due and payable.

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

J2M2 Holdings, LLC, a North Carolina Limited Liability Company
(Entity Name)

By: _____
Print/Type Name & Title: Justin Tahilramani, Member

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State of Florida – County of St. Johns

I, the undersigned Notary Public of the County and State aforesaid, certify that Justin Tahilramani, personally appeared before me this day and acknowledged that he is the Member of J2M2 Holdings, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 24th of January, 2025.

My Commission Expires: 10/02/2028

_____
Notary Public

LEIGH HOPKINS
MY COMMISSION # HH 534358
EXPIRES: October 2, 2028

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The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County
By: _____ Deputy/Assistant –Register of Deeds



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Printed by Agreement with the NC Bar Association

This standard form has been approved by:
North Carolina Bar Association - NC Bar Form No. 3