

Type: CONSOLIDATED REAL PROPERTY
Recorded: 12/28/2023 3:32:45 PM
Fee Amt: \$2,870.00 Page 1 of 4
Revenue Tax: \$2,844.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK 3324 PG 128 - 131

Prepared by and return to L. Patrick Fleming, Jr., a licensed NC attorney, Connor Bunn PLLC, P. O. Box 3299, Wilson, NC 27895. Delinquent taxes, if any, to be paid by L. Patrick Fleming, Jr., a licensed NC attorney and closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Revenue stamps: \$ 2,844.00

NORTH CAROLINA
NASH COUNTY

Parcel ID # 330837

THIS SPECIAL WARRANTY DEED, made this 15th day of December,

2023, by **GRAM INVESTMENTS LLC**, a North Carolina limited liability company, whose address is 110 Mountain Laurel, Chapel Hill, NC 27215 party of the first part; to **LES DON PROPERTIES LLC**, a North Carolina limited liability company, party of the second part, whose address is 12309 Camp Charles Road, Bailey, NC 27807;

WITNESSETH:

THAT the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the party of the second part, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the party of the second part in fee simple, all that certain lot or parcel of land situated in the Town of Nashville, Nash County, North Carolina, and more particularly described on **Exhibit A** attached hereto and specifically made a part hereof.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part in fee simple.

AND, the said party of the first part does hereby covenant to and with the said party of the second part, its successors and assigns, that the party of the first part has done nothing to impair such title as the party of the first part received and that the party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through the party of the first part, except for the following:

ALL VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS OF WAY AND OTHER CONDITIONS THAT MAY APPEAR IN THE RECORD CHAIN OF TITLE.

IN TESTIMONY WHEREOF, the party of the first part has caused this Special Warranty Deed to be signed in its name attached hereto, all the day and year first above written.

GRAM INVESTMENTS LLC, a North Carolina limited liability company

By:  (SEAL)
ANNA MOYER, MEMBER - MANAGER

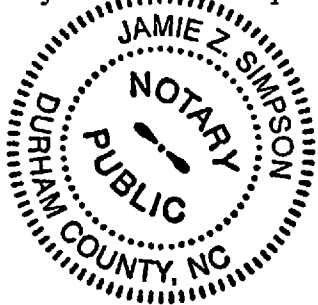
STATE OF NC
COUNTY OF Durham

I, Jamie Z Simpson, a Notary Public of said County and State, do hereby certify that Anna Mayer personally came before me this day and acknowledged that he/she is Member - Manager of **GRAM INVESTMENTS, LLC**, a North Carolina limited liability company, and that he/she as Member - Manager, being authorized to do so, executed the foregoing on behalf of said limited liability company.

WITNESS my hand and Notarial Seal, this 15th day of December, 2023.

My Commission Expires: 9-18-27

J. Z. Simpson
Notary Public



Printed Name of Notary:

Jamie Z Simpson

EXHIBIT A

LYING and being situate in the City of Nashville, Coopers Township, Nash County, North Carolina and more particularly described as follows:

BEING all of that 1.58 acre tract identified as Parcel A, as shown on that map entitled "Recombination Plat for Sidney Pete Joyner and Gary Lynn Cockrell" dated January 2, 2019, prepared by Timmons Group, and recorded in Plat Book 41, page 377 Nash County Registry.

For reference see Deed recorded in Book 3016, Page 564, Nash County Registry.

THIS CONVEYANCE INCLUDES ALL IMPROVEMENTS, FIXTURES AND PERSONAL PROPERTY OF THE GRANTOR LOCATED ON THE DESCRIBED PREMISES.