

BK: CRP F-42

PG: 927-931

RECORDED:
11-10-2022

03:53:42 PM

BY: TODD RABY

REGISTER



2022008638

MACON COUNTY, NC

TODD RABY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$800.00

Revenue \$800.00

THIS INSTRUMENT PREPARED BY

John A. VanHook, 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.

Please return recorded document to

LAW OFFICES OF APRIL L. SGRO, PLLC

35 East Palmer Street, Franklin, NC 28734

PIN#: 6587472744

This property was the primary residence of a Grantor.

NORTH CAROLINA

MACON COUNTY



WARRANTY DEED

THIS DEED, made this the 6th day of November, 2022, by **ZACKARY EDWARD HENSON and wife, KATHLEEN WILSON HENSON**, as Grantors, and **BALSAM RENTALS, LLC**, a North Carolina limited liability company, of 123 Elm Street, La Vergne, TN 37086, as Grantee; whether one or more; the neuter gender shall be deemed to include the masculine and feminine and the singular number the plural, and vice versa;

WITNESSETH, That the said Grantors in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto said Grantee, and their heirs, successors and assigns, a certain tract or parcel of land in the Cowee Township, Macon County, North Carolina, being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereupon appertaining, unto the Grantee, and their heirs, successors and assigns, to their only use and behoof, in fee simple forever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

And the said Grantors covenant with said Grantee, their heirs, successors and assigns, that they are seized of said premises in fee, and have the right to convey the same in fee simple; that the same are free and clear from all liens and encumbrances and that they will warrant and defend the said title to the same against the lawful claims of all persons whatsoever, subject to those exceptions, reservations and limitations following the description hereinabove set forth.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hand and seal, the day and year first above written.

Zackary Edward Henson (SEAL)
ZACKARY EDWARD HENSON

Kathleen Wilson Henson (SEAL)
KATHLEEN WILSON HENSON

Tennessee ^{ns}
STATE OF ~~NORTH CAROLINA~~
COUNTY OF ~~MACON~~ ^{ns}
Lawrence

I, *Nathan Singer*, a Notary Public of the aforesaid County and State hereby certify that **ZACKARY EDWARD HENSON and wife, KATHLEEN WILSON HENSON**, personally appeared before me this day and acknowledged that they voluntarily signed the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

WITNESS my hand and Notarial seal, this the *6th* day of November, 2022.

Nathan Singer

Notary Public
My Commission Expires: *March 3rd, 2025*

(NOTARIAL SEAL)



EXHIBIT "A"

Being all of the lands, easements, privileges and appurtenances as described in that deed dated July 22, 2019 from Curtis E. Pickens, and wife, Patricia E. Pickens, an undivided fifty percent interest and Kathryn M. Pickens, an unmarried woman, an undivided fifty percent interest, to Zackary Edward Henson and wife, Kathleen Wilson Henson, and recorded in Book I-39, Pages 292-294, Macon County Land Registry and described as follows:

“Being all of the lands, tenements, easements and appurtenances conveyed by that Deed dated April 5, 2012, from Kathryn M. Pickens, a single woman to Kathryn M. Pickens, an undivided fifty percent interest and Curtis E. Pickens and wife, Patricia E. Pickens, an undivided fifty percent interest, recorded at Book Y-34, Pages 30-32, Macon County Registry, and being more particularly described therein as follows:

“Being all the same lands, easements, privileges and appurtenances described in that certain Deed dated September 6, 2011 from Ronald G. Meyers, Jr. and wife, Suzette M. Meyers to Kathryn M. Pickens, recorded in Book N-34, Pages 1631- 1633, Macon County Registry and more particularly described as follows:

“Being that 2.04 acre tract depicted as Lot 9A and that 0.31 acre tract depicted as Lot 9B of Deer Run Subdivision on the survey prepared by Sprinkle Surveying, PA, Drawing Number 6368, dated February 19, 2019, entitled "Zackary Edward Henson & Kathleen Wilson Henson", recorded at Plat Book 5, Card Number 10392, Macon County Public Registry.

“This conveyance is made together with and subject to the right to take water for a single family dwelling on the lands described hereinabove from a well located North 73 deg. 47 min. 11 sec. East 123.85 feet from the southernmost corner of the land described hereinabove; together with the right to lay, maintain, construct, repair and replace an underground water line from said well and water system to the property described hereinabove.

“This conveyance is further made together with and subject to the right to use in common with the grantors herein, their heirs and assigns, and all others who now have or may hereafter acquire the right to use the same, that 125' (sic 15) wide road right of way easement referred to hereinabove, the center line of which forms the southwestern boundary of the property described hereinabove and continues thence from the southernmost corner of the property described hereinabove South 21 deg. 35 min. 21 sec. East, 171.05 feet to the point of intersection with State road #1376; together with the obligation of the grantees herein, their heirs and assigns, to pay a prorated portion of the costs of maintenance and repair of said easement with all others using the same.

“This conveyance is subject to easements for existing public utilities of record.

“This conveyance is subject to all easements and restrictions of record.”

Together with and subject to all of those rights, duties and responsibilities as contained in that Water Rights and Easement Agreement dated December 10, 2019, recorded in the Office of Register of Deeds for Macon County, North Carolina, in Book Q-39, at Pages 514-519, to which reference is hereby made.