

2022024538 00078FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$442.00PRESENTED & RECORDED
05/23/2022 01:00:03 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3696

PG: 2834 - 2835

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$442.00Parcel Identification No. 6847-14-0510.000Title Insurance Company: Investors Title Insurance CompanyMail/Box to: SFR Javelin Borrower L.P., 1717 Main Street, Suite 2000, Dallas, TX 75201This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: Lot 52, Whitfield PropertyTHIS DEED made this 19 day of May, 2022 by and between

GRANTOR	GRANTEE
NSS Renovations, LLC, a North Carolina Limited Liability Company	SFR Javelin Borrower L.P., a Delaware Limited Partnership
<i>Mailing Address:</i> 4941 Shady Maple Lane Winston-Salem, NC 27106	<i>Mailing Address:</i> 1717 Main Street, Suite 2000 Dallas, TX 75201
	<i>Property Address:</i> 4210 Whitfield Road Winston-Salem, NC 27105

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 or parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 52 as shown on the Map of Whitfield Property as recorded in Plat Book 3, Page 52, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3669 Page 2775.

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

A map showing the above described property is recorded in Plat Book 3, Page 52.

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:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

NSS Renovations, LLC, a North Carolina Limited Liability Company

By: Steve J. Zitta
Steve J. Zitta, Member - Manager

Illinois
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
Madison

I, Shawn Fitzpatrick, a notary public, certify that Steve Zitta personally came before me this day and acknowledged that he/she is Member - Manager of NSS Renovations LLC, a Limited Liability Company, and that he/she, as Member - Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 19th day of May, 2022.

Shawn P. Fitzpatrick
Official Signature of Notary
Printed or typed name of Notary



My Commission Expires: 6/24/2024