

**2023028797 00140**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$159.00**

PRESENTED & RECORDED  
08/22/2023 03:29:31 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
**BK: RE 3769**  
**PG: 2017 - 2018**

Submitted electronically by "Bynum Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Excise Tax: \$159

Parcel Identifier No: 6837-13-6019.000

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Mail after recording to: Bynum Law Firm, PLLC (Pick-Up)

This instrument was prepared by: Christie Bynum, Attorney at Law

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THIS DEED made this 22 day of August, 2023 by and between

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**GRANTOR**

**LASANAH SINFA TALERY, unmarried**

**130 Weatherwood Court, Apt B  
Winston-Salem, NC 27103**

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**GRANTEE**

**PROPERTY INNOVESTORS, LLC,  
a North Carolina Limited Liability Company**

**5784 Drake Road  
Greensboro, NC 27406**

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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 situated in Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated as Lot 30 on the Map of Nading and Wadill Property recorded in Plat Book 9,  
Page 174 in the Office of the Register of Deeds of Forsyth County, North Carolina.**

**Property Address: 3916 Waddill Street  
Winston-Salem, NC 27105**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2342, Page 5569, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 9, Page 174, and referenced within this instrument.

The above-described property  does  does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

*Lasanah Sinfa Talery* (SEAL) \_\_\_\_\_ (SEAL)  
LASANAH SINFA TALERY

NORTH CAROLINA

COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **LASANAH SINFA TALERY.**

Witness my hand and official stamp or seal, this the 22 day of August, 2023.

My Commission Expires: 1/25/2027

*Christie Bynum Graves*  
Notary Public

Print Notary Name: Christie Bynum Graves

