

2023031798 00103

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$125.00

PRESENTED & RECORDED

09/15/2023 02:03:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3773

PG: 646 - 648

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 125.00

Parcel Identifier No. 6837-53-9770.000

Mail after recording & all future tax bills to: GRANTEE

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

No Title Search Performed or Requested
THIS DEED made this 11 day of September, 2023 by and between

GRANTOR

BLACK FOX PROPERTIES, LLC

A North Carolina limited liability company

Mailing Address: 4120 New Walkertown Road, Winston Salem, NC 27105

GRANTEE

TYNDALE PROPERTIES, LLC

A North Carolina limited liability company

Mailing Address: 13663 Providence Rd. PMB283, Weddington, NC 28104

Subject Property: 4120 Tise Ave, 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 situated in Kernersville, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property is not the primary residence of the Grantor. Prior deeds found in Deed Book 2638 at Page 4428 and Plat Book 1 at page 106(4), Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

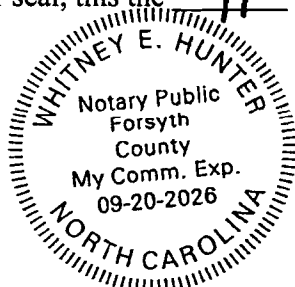
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

BLACK FOX PROPERTIES, LLC
A North Carolina limited liability company

Donna Ballard (SEAL)
Donna Ballard, Grantor & Managing Member

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E. Hunter a Notary Public in and for said State and County do hereby certify that the following person, **Donna Ballard** the Managing Member of **Black Fox Properties, LLC** a North Carolina limited liability company and under her authority to do so, she personally appeared before me this day acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 11 day of September, 2023.



Whitney E. Hunter
Notary Public
My Commission Expires: 9/20/2026

EXHIBIT A

BEING all of Lot 265 of Montview Subdivision as per plat thereof recorded in Plat Book 1, Page 106(4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. This property is commonly known as 4120 Tise Avenue, Winston-Salem, NC 27105.