

2023032937 00071

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
09/26/2023 01:06:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3774
PG: 2408 - 2409

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$170**

Parcel Identifier No: 6837-13-6019.000

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

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

THIS DEED made this 26 day of Sept., 2023 by and between

GRANTOR

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

GRANTEE

**TYNDALE PROPERTIES, LLC,
a North Carolina Limited Liability Company**

**13663 Providence Road, PMB283
Weddington, NC 28104-9373**

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**

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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3769, Page 2017, 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.

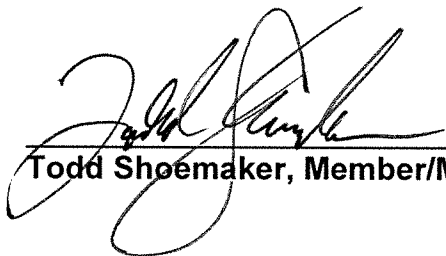
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

PROPERTY INNOVESTORS, LLC

 (SEAL)
Todd Shoemaker, Member/Manager

_____ (SEAL)

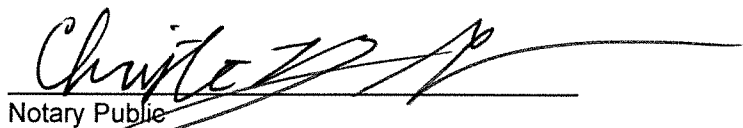
NORTH CAROLINA

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: **TODD SHOEMAKER, Member/Manager, PROPERTY INNOVESTORS, LLC.**

Witness my hand and official stamp or seal, this the 26 day of Sept., 2023.

My Commission Expires: 1/25/2027


Notary Public

Print Notary Name: Christie Bynum Graves

