

**2023035953 00091**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$440.00**

PRESENTED & RECORDED  
 10/20/2023 11:34:57 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3778**  
**PG: 625 - 627**

C

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00

Parcel Identification No. 6808-60-3519.000

Title Insurance Company: Hankin & Pack PLLC - NC

Mail/Box to: Throwback Properties, LLC, PO Box 32612, Charlotte, NC 28232

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: 4647 SHATTALON DRIVE - 3 TRACTS

THIS DEED made this 19 day of October, 2023 by and between

GRANTOR	GRANTEE
<b>Real Freedom, LLC, a North Carolina Limited Liability Company</b>  <i>Mailing Address:</i> 175 Northpoint Avenue, Ste 212 High Point, NC 27262	<b>Throwback Properties, LLC, a North Carolina Limited Liability Company</b>  <i>Mailing Address:</i> PO Box 32612 Charlotte, NC 28232  <i>Property Address:</i> 4647 Shattalon Drive Winston-Salem, NC 27106

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:

submitted electronically by "Hankin & Pack, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**Tract 1:** Being Lots 1 and 2 in Block B, situated in Old Town Township, formerly owned by Wachovia Loan and Trust Company, Administrator, and now known as a part of the property of A.F. Yarborough as surveyed and plotted by Paul King, C.E. which plat is recorded in Plat Book 4, at Page 72 of the Public Registry of Forsyth County, North Carolina.

**Tract 2:** BEGINNING at an iron stake at the northeast corner of the intersection of Avera Avenue and Shattalon Drive, and running thence eastwardly with the north line of Avera Avenue 245 feet to an iron stake; thence northwardly parallel with the east line of Shattalon Drive 151.61 feet to an iron stake thence westwardly 50 feet to an iron stake at the northeast corner of Ira Disher's former residence lot; thence southwardly with the east line of that lot 100 feet to its southeast corner and westwardly with its south line 195 feet to its southwest corner in the east line of the right of way of Shattalon Drive and thence with the east line of the right of way 51 feet, more or less, to the iron stake at the place of BEGINNING, being an unnumbered lot shown on the plat of Old Town Heights, Section 5, recorded in Book 17 of plats, at page 74, office of the Register of Deeds of Forsyth County, North Carolina.

**Tact 3:** BEGINNING at the northwest corner of Ira Disher's former residence lot on the east side of Shattalon Drive, and running thence with the north line of the residence lot 245 feet to an iron stake, the northeast corner of that lot; thence north parallel with the east line of Shattalon Drive 40 feet; thence westwardly parallel with the north line of Disher's former residence lot 245 feet to the east line of the right of way of Shattalon Drive and thence with the east line of the right of way to the place of BEGINNING.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3763 Page 1797.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or xx does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17, Page 74.

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.

Real Freedom, LLC, a North Carolina Limited Liability Company

By:   
Steve Tyree, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF Guilford

I, Vincent McKinney a notary, certify that Steve Tyree, Member/Manager of Real Freedom, LLC personally came before me this day and acknowledged that he/she is Member/Manager of Real Freedom, 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 19 day of October, 2023.

Vincent McKinney  
Official Signature of Notary

My Commission Expires: 10/24/2026

