

2023043259 00129

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$380.00

PRESENTED & RECORDED

12/21/2023 02:12:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3786

PG: 3691 - 3692

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Recording Time, Book and Page

Parcel Identifier No. 687-1-6019 Verified by _____ County on the ____ day of _____, 2023

By: _____

Mail after recording to: GranteeThis instrument was prepared by: Williams & Exum, PA, 301 S. McDowell St, Ste 310, Charlotte, NC 28204

Brief Description for the Index: _____

THIS DEED made this 21st day of December, 2023, by and between

GRANTOR

TYNDALE PROPERTIES, LLC
13663 PROVIDENCE ROAD
WEDDINGTON, NC 28104

GRANTEE

TAMIKA LEWIS UNMARRIED
3916 WADDILL STREET
WINSTON SALEM, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and if appropriate, character of entity, e.g. corporation or partnership

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 the, City of Winston Salem, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3774 , Page 2408.

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

A map showing the above described property is recorded in Plat Book 9 , Page 174 .

Submitted electronically by Williams & Exum, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 claim of all persons whomsoever, other than the following exceptions: **Any and all easements, restrictions and reservations of record and the lien of the current year's ad valorem taxes, which the Grantee(s) assumes and agrees to pay.**

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.

TYNDALE PROPERTIES, LLC _____

By: _____
Name: ~~JAIME TINEO~~
Title: MEMBER MANAGER

State of North Carolina, Mecklenburg County

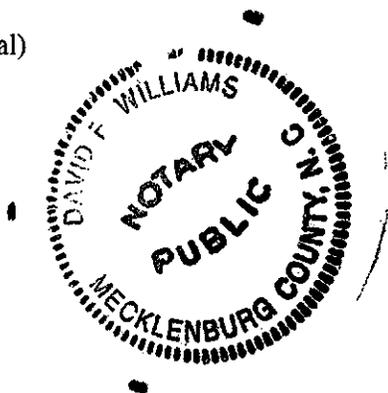
I David F. Williams the undersigned Notary Public, certify that Jaime Tineo personally came before me this day and acknowledged that he is the Member/Manager of TYNDALE PROPERTIES, LLC, a North Carolina Limited Liability Corporation that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 21st day of December 2023.

My Commission Expires: July 4, 2025

David F. Williams
Notary Public
Print Notary Name: DAVID F. WILLIAMS

(Notary Seal)



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and its certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY By _____
Deputy/Assistant - Register of Deeds