

**2024013547 00088**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$360.00**PRESENTED & RECORDED  
04/30/2024 11:43:48 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3804**  
**PG: 462 - 463**

submitted electronically by "Law Office of Clint Calaway"  
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**

Excise Tax: **\$360.00**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6836-25-2623.000**

Mail after recording to: Grantee at property address.

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

THIS DEED made this 24 day of APRIL 2024 by and between

**GRANTOR  
EF3BA, LLC**

**A NORTH CAROLINA LIMITED LIABILITY COMPANY  
1710 KELLER PARKWAY #1797, KELLER, TX 76248**

**GRANTEE**

**NAKEISHA CHRISCHELLE ROBINSON, unmarried  
2506 GREENWAY 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 and more particularly described as follows:

Being known and designated as Lot No. Seventeen (17), Block I as shown of the Map of Greenway Place recorded in the office of the Register of Deeds of Forsyth County in Plat Book 4, page 73, reference to which is hereby made.

**TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.**

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3731, Page 2486, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 4, Page 73 and referenced within this instrument.

The above-described property X does 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, save and except easements, restrictions, and rights of way as appear of record, and city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

EF3BA, LLC, a NORTH CAROLINA LIMITED LIABILITY COMPANY BY PALADIN REAL ESTATE GROUP, LLC, MANAGER

[Signature] (SEAL)

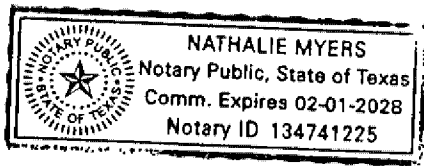
BY: CRUZ SIERRA  
TITLE: MANAGER

STATE OF Texas

COUNTY OF Travis

I, Nathalie Myers, A Notary Public of Travis County, State of Texas certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CRUZ SIERRA, AS MANAGER OF PALADIN REAL ESTATE GROUP, LLC**

Witness my hand and official stamp or seal, this the 24<sup>th</sup> day of April, 2024.



[Signature]  
Notary Public

Print Notary Name: Nathalie Myers

My Commission Expires: 2/1/2028