

**2024020328 00193**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$296.00**

PRESENTED &amp; RECORDED

06/21/2024 03:44:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3812****PG: 2836 - 2838****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$296.00

Parcel Identifier No.: 6844-54-4488.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index:

THIS DEED made this 17<sup>th</sup> day of June, 2024, by and between**GRANTOR**Zameen Estates LLC, a North Carolina Limited Liability  
CompanyMailing Address: 130 Stanley Farm Road  
Kernersville, NC 27284**GRANTEE**Grayson Noah Matthews, an unmarried person, and  
McKenzie Nicole Starling, an unmarried person, as joint  
tenants with right of survivorshipProperty Address: 2204 Willard Road, Winston-Salem, NC  
27107Mailing Address: 2204 Willard Road  
Winston-Salem, NC 27107

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 \_\_, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:**See Exhibit "A" Attached Hereto and Made a Part Hereof**Is the property the primary residence of the Grantors? **No**The property herein described was acquired by Grantor by instrument recorded in Book 3786, Page 3419, Forsyth County Registry.A map showing the above described property is recorded in Plat Book 79, Page 36, and referenced within this

instrument.

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, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

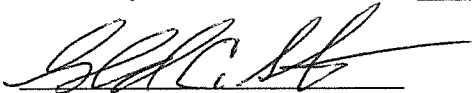
Zameen Estates LLC, a North Carolina Limited Liability Company

By: Deepakkumar M. Patel, Manager  
Deepakkumar M. Patel, Manager

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

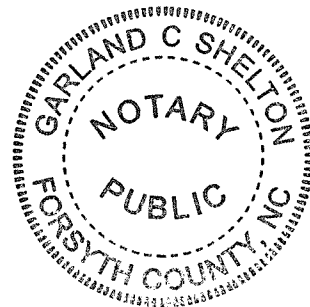
I, GARLAND C SHELTON, certify that Deepakkumar M. Patel, Manager of Zameen Estates LLC personally came before me this day and acknowledged that he/she is Manager of Zameen Estates LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 17 day of June, 2024.



Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 6-23-2027



**Exhibit "A"**

Being ALL of Lot 1 according to the plat thereof recorded for Zameen Estates LLC, recorded in Plat Book 79, Page 36, Forsyth County Registry.

Parcel ID # 6844-54-4488.000

Property Address: 2204 Willard Road, Winston-Salem, NC 27107