

2025016710 00096

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/19/2025 12:29:15 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3864
PG: 1019 - 1021

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: 6844-07-2039.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC

Brief Description from the Index: Lot 120, Allendale

THIS DEED made this 18th day of March, 2025, by and between

GRANTOR	GRANTEE
Daniela Buitrago Galvis	BTRU Investment Corporation, a Georgia Corporation
Mailing Address: 3093 Demooney Road Atlanta, GA 30349	Mailing Address: 3093 Demooney Road Atlanta, GA 30349
	Property Address: 2004 Milford Street, 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

**THE PURPOSE OF THIS DEED IS TO CONVEY THE MARITAL INTEREST OF THE
GRANTOR IN THIS PROPERTY TO THE GRANTEE; REFERENCE DEED
RECORDED IN BOOK 3767 PAGE 3193 FORSYTH COUNTY REGISTRY**

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3767, Page 3193, Forsyth County Registry.


A map showing the above described property is recorded in Plat Book 2, Page 28, 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.

Grantor makes no warranty, express or implied, as to the title to the property hereinabove described. 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.



 Daniela Buitrago Galvis

STATE OF Georgia
 COUNTY OF Fulton

I, Shayla Grayson, Notary Public, do hereby certify that Daniela Buitrago Galvis personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 12th day of September, 2024.

March 2025.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 2/23/2027

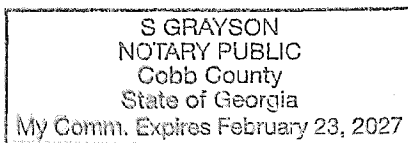


Exhibit "A"

BEING KNOWN and designated as Lot Number 120 as shown on the Map of Allendale, recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6844-07-2039.000

Property Address: 2004 Milford Street, Winston-Salem, NC 27107