

2025016996 00159

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 05/20/2025 03:50:48 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3864

PG: 2488 - 2490

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No.: 6844-07-2039.000

Mail after recording to: Grantee(s)

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

Brief Description from the Index: Lot 120, Allendale

THIS DEED made this 12th day of May, 2025, by and between

GRANTOR
 BTRU Investment Corporation, a Georgia Corporation
 Mailing Address: 3093 Demooney Road
 Atlanta, GA 30349

GRANTEE
 Moses Billings and Audrey Jackson Wilborn, a married couple
 Property Address: 2004 Milford Street, Winston-Salem, NC 27107
 Mailing 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 Winston-Salem, 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 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.

Submitted electronically by "Stegall & Clifford, PLLC"
 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.

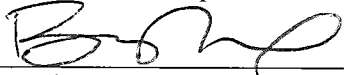
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

BTRU Investment Corporation


By: 
Barry J. Truitt, President

STATE OF Georgia

COUNTY OF Fulton

I, Righteous Lee, a notary public, certify that Barry J. Truitt personally came before me this day and acknowledged that he is President of BTRU Investment Corporation, and that he, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 12 day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/05/2027

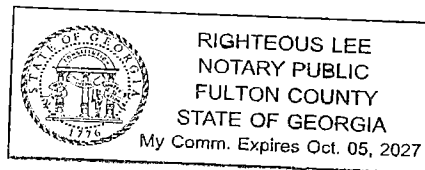


Exhibit "A"

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