

This Instrument Prepared By, and  
 When Recorded, Return To:  
 Austin II Blackwell, Esquire  
 Albertelli Law  
 1201 Main Street, Suite 100  
 Columbia, SC 29201

LANCASTER COUNTY, SC	
2024013289	DEED
RECORDING FEES	\$15.00
STATE TAX	\$83.20
COUNTY TAX	\$35.20
PRESENTED & RECORDED	
10-29-2024	10:41:12 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: STEPHANIE KNIGHT	
BK:DEED 1849	PG:230-233

(SPACE ABOVE THIS LINE FOR RECORDER'S)

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF LANCASTER )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, THAT **Brice Kennedy and Esther M. Kennedy** ("Grantors") for and in consideration of the sum of Thirty-Two Thousand and 00/100 Dollars (\$32,000.00) in hand paid at and before the sealing and delivery of these presents by **Matthew B. Butler and Emily T. Tucker** ("Grantees"), the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject, however, to the matters set forth below, unto the said Grantee, as **joint tenants with rights of survivorship, and not as tenants in common pursuant to S.C. Code §27-7-40**, their heirs, successors, and assigns, forever, absolutely, completely, in fee simple any and all Grantor's right, title and interest in and to the following-described property ("Property"):

All that certain piece, parcel or lot of land, together with any improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, shown and designated as Lot 19 of Shiloh Commons Subdivision on a plat of survey entitled "Shiloh Commons Subdivision Phase III Final Plat" prepared by Phillip G. Smith, Professional Land Surveyor, dated August 5, 2005 and recorded January 9, 2006 in the Office of the Clerk of Court/Register of Deeds for Lancaster County, South Carolina in Record/Plat Book 2006, Page 9. Said plat is hereby adopted and incorporated herein by reference for a more complete and accurate description; all measurements being a little more or less.

THE FOLLOWING DERIVATION AND TAX MAP SEQUENCE NUMBER ARE FOR INFORMATIONAL PURPOSES ONLY:

This being property conveyed to Brice Kennedy and Esther M. Kennedy by deed of Philip D. Horton dated January 10, 2024 and recorded January 10, 2024 in the Office of the Clerk of Court/Register of Deeds for Lancaster County, South Carolina in Record/Deed Book 1747, Page 215.

Tax Map Sequence Number: 0049K-0A-019.00

Grantees' Address: 1277 Wrenwood Drive, Lancaster, South Carolina, 29720

THIS CONVEYANCE IS MADE SUBJECT TO all conditions, covenants, easements, restrictions and rights-of-way indicated by instruments, including plats, of record, and to all applicable zoning or other land use regulations or restrictions of any political subdivision in which the subject property is situate.

TOGETHER WITH all and singular the rights, members, hereditaments, and appurtenances to the Property belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Property unto Grantees, as joint tenants with rights of survivorship, and not as tenants in common pursuant to S.C. Code §27-7-40, their heirs and assigns forever.

AND GRANTORS do hereby bind Grantors, their heirs, successors and assigns, to warrant and forever defend all and singular the Property unto Grantees, their heirs, successors and assigns, against Grantors and Grantors' heirs, successors and assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be signed, sealed and delivered this 23 day of October, 2024.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Stevie Blod  
Witness No. 1

Brice Kennedy  
Brice Kennedy

Donna C. Blackwell  
Notary/Witness No. 2

Esther M. Kennedy  
Esther M. Kennedy

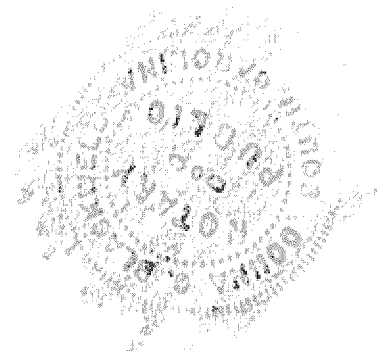
STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF LANCASTER        )

ACKNOWLEDGMENT

I, the undersigned Notary Public of South Carolina, do certify that Brice Kennedy and Esther M. Kennedy, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notary seal this 23 day of October, 2024.

Donna C. Blackwell (I.S.)  
Notary Public for the State of South Carolina  
My Commission Expires: 8/27/2026



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

**AFFIDAVIT FOR TAXABLE  
OR EXEMPT TRANSFERS**

Personally appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit, and I understand such information.
2. The property being transferred is located at 4158 Flint Drive, Lancaster, SC 29720, bearing Lancaster County Tax Map Sequence Number 0049K-0A-019.00, was transferred by Brice Kennedy and Esther M. Kennedy to Matthew B. Butler and Emily T. Tucker on October 25, 2024.
3. Check one of the following: The deed is:
  - (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b)  subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c)  exempt from the deed recording fee because: Exemption #12 (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
  - (a)  The fee is computed on the consideration to be paid or to be paid in money or money's worth in the amount of \$32,000.00.
  - (b)  The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c)  The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes  or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes," the amount of the outstanding balance of this lien or encumbrance is \_\_\_\_\_.
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$32,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here)	\$0.00
(c) Subtract line 6(b) from line 6(a) and place result here:	\$32,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is \$118.40.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantees.

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor, and upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

*Matthew B. Butler*

Matthew B. Butler

*Emily T. Tucker*

Emily T. Tucker

Sworn to and subscribed before me this 23 day of October, 2024.

*Donna C. Blumel* (SEAL)

Notary Public for the State of South Carolina

My Commission Expires: 8/27/2026

