

Return to:  
The Frick Firm, LLC  
727 Dilworth Lane, Ste 201  
Rock Hill, SC 29732

**LANCASTER COUNTY ASSESSOR**

**Tax Map:**  
**0015E 0A 469 00**

**RECORDED THIS 14th DAY  
OF JULY, 2025  
IN BOOK 00 PAGE 00**

  
**Auditor, Lancaster County, SC**

**STATE OF SOUTH CAROLINA )**

**) TITLE TO REAL ESTATE**

**COUNTY OF LANCASTER )**

LANCASTER COUNTY, SC	
2025009096	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1430.00
COUNTY TAX	\$605.00
PRESENTED & RECORDED	
07-11-2025	02:48:30 PM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: TERRY PARKMAN	
BK:DEED 1941	PG:293-295

KNOW ALL PERSONS BY THESE PRESENTS, THAT **Danny DaRay Bailey, Jr. and Raven Danielle Bailey** ("GRANTOR") in the State and County aforesaid, for and in consideration of the sum of Five Hundred Fifty Thousand and NO/100 DOLLARS (U.S.) **(\$550,000.00)** to it in hand paid at and before the sealing of these presents by **Jameson M. Quisenberry and Kylie Donnay Quisenberry** ("GRANTEE"), 9613 Fire Bellied Court, Lancaster, SC 29720 AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, in the State aforesaid for which the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said GRANTEE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real property, to wit:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate lying and being in the County of Lancaster, State of South Carolina, and shown and designated as Lot 469 of Walnut Creek, Phase 4, Map 2A, shown on a plat entitled "Final Plat of Walnut Creek Phase 4 Map 2A" recorded in Plat Book 2020, at Page 286 in the Register of Deeds for Lancaster County, South Carolina, which plat is incorporated herein by reference, and such lot having such size, shape, dimensions, metes, bounds, courses, and distances, as by reference to said plat will more fully and at large appear.

**DERIVATION:** This being the same property conveyed to Danny DaRay Bailey, Jr. and Raven Danielle Bailey by Deed of Lennar Carolinas, LLC recorded on 4/30/2021 in Book 1431 at Page 55 in the Office of the Register of Deeds for Lancaster County, South Carolina.

**Property Address: 9613 Fire Bellied Court, Lancaster, SC 29720**  
**Tax Map ID # 001E-0A-469.00**

The premises are conveyed subject to all restrictive covenants, easements and rights-of-way of record or apparent upon a reasonable inspection of the premises.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said GRANTEE as Joint Tenants with Right of Survivorship and not as Tenants in Common.

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AND, the GRANTOR does hereby bind itself and its Successors and Assigns, to warrant and forever defend, all and singular, the said Premises unto the said GRANTEE, as Joint Tenants with Right of Survivorship and Not as Tenants in Common, against its Successors and Assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part thereof.

WITNESS Grantor's hand and Seal this 11 day of July, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

WITNESSES:

GRANTOR:

Deborah Starn

Signature 1<sup>st</sup> Witness

Printed Name: Deborah Starn

Truman Smith

Signature 2<sup>nd</sup> Witness or Notary Public

Printed Name: Truman Smith

Danny DaRay Bailey, Jr.

Danny DaRay Bailey, Jr.

Raven Danielle Bailey

Raven Danielle Bailey

STATE OF South Carolina )

COUNTY OF York )

ACKNOWLEDGMENT

I, the undersigned Notary Public do certify that **Danny DaRay Bailey, Jr. and Raven Danielle Bailey**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this the 11 day of July, 2025.

Deborah Starn  
Signature 1<sup>st</sup> Witness

Truman Smith  
Notary Public for South Carolina  
My Commission Expires: 5/29/29

Truman Smith  
Notary Public, State of South Carolina  
My Commission Expires May 29, 2029

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 was transferred by Danny DaRay Bailey, Jr. and Raven Danielle Bailey  
to Jameson M Quisenberry and Kylie Donnay Quisenberry on 7/11/2025.

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 distribution to a trust beneficiary.
- (C) ☐ exempt from the deed recording fee because (See Information section of affidavit): \_\_\_\_\_ (Explanation required)  
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☐

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):

- (A) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$550,000.00.
- (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 \_\_\_\_\_.

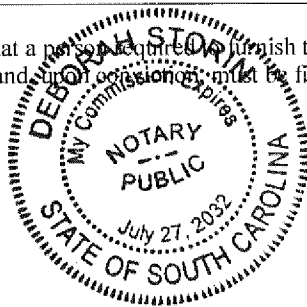
6. The deed recording fee is computed as follows:

- (A) Place the amount listed in item 4 above here: \$550,000.00
- (B) Place the amount listed in item 5 above here: \$0.00
- (If no amount is listed, place zero here.)
- (C) Subtract Line 6(b) from Line 6(a) and place the result here: \$550,000.00

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:  
\$2,035.00

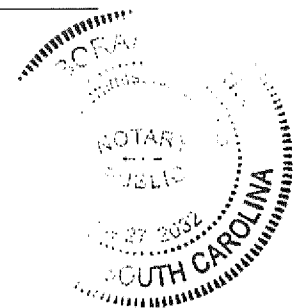
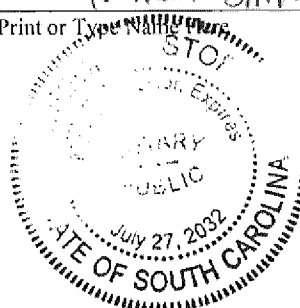
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:  
Attorney

9. I understand that a person required to furnish this affidavit who wilfully 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.



Ths  
Responsible Person Connected with the Transaction

Thman Smith  
Print or Type Name



Sworn this 11 day of July, 2025  
Deborah Storain  
Notary Public for South Carolina  
My Commission Expires: 07.27, 2032