

CYNTHIA B FORTE
BERKELEY COUNTY
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #:	2025013519	
Receipt Number:	353789	Return To:
Recorded As:	EREC-DEED	
Recorded On:	April 30, 2025	
Recorded At:	12:50:41 PM	Received From: SIMPLIFILE
Recorded By:	WK04	Parties:
Book/Page:	RB 5180: 718 - 724	Direct- GAMBLE, CAROL B
Total Pages:	7	Indirect- DUNCAN, TESS GAMBLE

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$5.00
Exempt Tax Charge:	\$0.00



RECEIVED

APR 30, 2025

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

TITLE NOT EXAMINED BY LISA WOLFF HERBERT, P.A.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BERKELEY)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT Carol B. Gamble and Tess Gamble Duncan, for and in consideration of the sum of Five and 00/100 Dollars (\$5.00) to them in hand paid at and before the sealing of these presents by Tess Gamble Duncan, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Tess Gamble Duncan, her heirs and assigns forever, the following described property, to-wit:

ALL that certain piece, parcel tract or lot of land, together with any improvements thereon, located in Berkeley County, South Carolina, and shown and designated as Lot 303 on a Plat entitled "FINAL SUBDIVISION PLAT OF FOUR SEASON PHASE 3 NEAR THE TOWN OF SUMMERVILLE, BERKELEY COUNTY, SOUTH CAROLINA, PREPARED FOR CANE BAY LAKES, LLC" prepared by Thomas and Hutton Engineering Co., dated May 16, 2018 and recorded on June 7, 2018 in the Office of the Register of Deeds for Berkeley County, South Carolina in Plat Cabinet Q, at Pages 277h-280h. Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SUBJECT to all easements, restrictions and rights-of-way of record affecting the subject property.

BEING the same property conveyed to the Grantors herein by deed of Alexander Duncan and Tess Gamble Duncan dated July 1, 2024 and recorded on July 2, 2024 in the ROD Office for Berkeley County in Book 4904 at Page 301 and further by deed of Tess Gamble Duncan dated July 3, 2024 and recorded on July 8, 2024 in the ROD Office for Berkeley County in Book 4907 at Page 739.

TMS# 179-12-03-074

Grantee's Address:

2566 Shallowford Road
Suite 104-158
Atlanta, GA 30345

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

LISA WOLFF HERBERT, P.A.
 ATTORNEY AT LAW
 864 Lowcountry Blvd. Suite C
 Mt. Pleasant, SC 29464

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Tess Gamble Duncan, her heirs and assigns, forever.

AND they do hereby bind themselves and their heirs, assigns, executors and administrators, to warrant and forever defend, all and singular, the said Premises unto the said Tess Gamble Duncan, her heirs and assigns, forever, against them and their heirs and all persons whomever lawfully claiming, or to claim the same or any part thereof.

WITNESS their Hands and Seals this 25th day of April, in the year of our Lord Two Thousand Twenty Five and in the Two Hundred and Forty Ninth year of Sovereignty and Independence of the United States of America.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**

Witness 1 (Cannot be Notary)

Carol B. Gamble
Carol B. Gamble

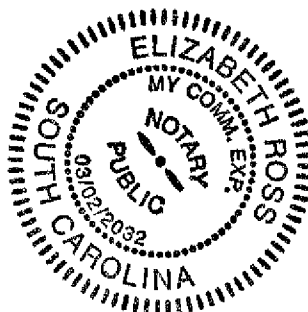
Witness 2 (Can be Notary)

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

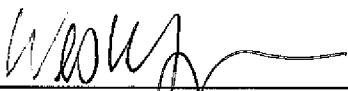
The foregoing instrument was acknowledged before me by Carol B. Gamble this 30 day of April, 2025.


SWORN TO BEFORE ME THIS
30 day of April, 2025.


Notary Public for South Carolina
My Commission Expires: 3/2/32



**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**


Witness 1 (Cannot be Notary)



Tess Gamble Duncan

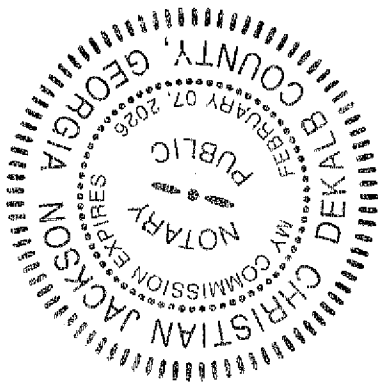

Witness 2 (Can be Notary)

STATE OF GEORGIA)
)
COUNTY OF DeKalb)

The foregoing instrument was acknowledged before me by Tess Gamble Duncan this 25th day of April, 2025.

SWORN TO BEFORE ME THIS
25th day of April, 2025.


Notary Public for Georgia
My Commission Expires: 02/07/26



STATE OF SOUTH CAROLINA }

} AFFIDAVIT Date of Transfer of Title

COUNTY OF BERKELEY }

Closing Date April 30, 2025.

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

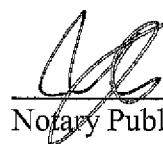
1. I have read the information on this Affidavit and I understand such information.
2. The property known as 567 Four Seasons Boulevard, bearing Berkeley County TMS# 179-12-03-074 is being transferred by Carol B. Gamble and Tess Gamble Duncan to Tess Gamble Duncan dated April , 2025.
3. Check one of 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 a distribution to a trust beneficiary.
 - (C) X EXEMPT from the deed recording fee because (Exemptions # 1)
(If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
Transfer for no consideration between family members.
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 paid or to be paid in money or money's worth in the amount of \$
 - (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 X 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 \$00.
6. The DEED Recording Fee is computed as follows:
 - (A) \$0.00 The amount listed in item 4 above
 - (B) \$0.00 The amount listed in item 5 above (no amount place zero)
 - (C) \$0.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(C) above and the deed recording fee due is: \$0.00.

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

Tess Gamble Duncan
Tess Gamble Duncan

SWORN TO BEFORE ME THIS

25th day of April, 2025.



Notary Public for Georgia

My Commission Expires 02/07/26

