

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 #: 2021026899

Receipt Number: 216190 **Return To:**

Recorded As: EREC-DEED

Recorded On: June 08, 2021

Recorded At: 04:31:54 PM **Received From:** SIMPLIFILE

Recorded By: SAMANTHA EVANS **Parties:**

Book/Page: RB 3841: 214 - 218 **Direct:** DAVIS-GREEN, TIERRA

Total Pages: 5 **Indirect:** WHISPELL, SCOTT

***** EXAMINED AND CHARGED AS FOLLOWS *****

Recording Fee: \$15.00

Consideration: \$310,000.00

County Tax: \$341.00

State Tax: \$806.00

Tax Charge: \$1,147.00



RECEIVED

JUN 08, 2021

ASSESSOR

BERKELEY COUNTY SC

JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte

Cynthia B. Forte - Register of Deeds

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF BERKELEY)

KNOW ALL MEN BY THESE PRESENTS, that we, **Tierra Davis-Green n/k/a Tierra Davis** (hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of **THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) DOLLARS**, and subject to the restrictions, exceptions and limitations as hereinafter set forth, if any, to the Grantor paid by **Scott Whispell and Jessica Whispell** as joint tenants with rights of survivorship and NOT as tenants in common, hereinafter whether singular or plural the "Grantee") have granted, bargained, sold and released, and, by these presents, do grant, bargain, sell and release unto **Scott Whispell and Jessica Whispell** as joint tenants with rights of survivorship and NOT as tenants in common His/Her Heirs and Assigns, forever, in fee simple, the following described real property, to-wit:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in Berkeley County, State of South Carolina, known and designated as Lot 578, on that certain plat of SWA Surveying, LLC entitled: FINAL SUBDIVISION PLAT PHASE 6B HUNTERS BEND TMS# 233-00-00-011 OWNED BY TAMSBERG BROTHERS, LLC LOCATED IN BERKELEY COUNTY, SOUTH CAROLINA", dated April 30, 2015 and recorded in the Register of Deeds Office for Berkeley County, South Carolina on August 3, 2015 in Plat Cabinet S, Pages 181A and 182A. Said lot having such size, shape, locations, dimensions, buttings and boundings as will be shown by the aforesaid plat of record.

BEING the same property conveyed to **Tierra Davis-Green** by deed of **Dan Ryan Builders South Carolina, LLC** dated December 29, 2016 and recorded on January 13, 2017 in the ROD Office for Berkeley County in Book 2369 at Page 350

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the ROD for Berkeley County, South Carolina.

TMS Number: **233-15-10-026**

GRANTEE'S ADDRESS: 347 Hemlock Ln Ladson SC 29456

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto Scott Whispell, His/Her Heirs and Assigns forever.

And the Grantor does hereby bind the Grantor and the Grantor's Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantees hereinabove named and the Grantee's Heirs and Assigns against the Grantor and the Grantor's Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS our hands and seals this 25th day of May in the year of our Lord Two Thousand Twenty-One (2021).

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Da Shik

Witness

Joe R. Rhynes Jr.

Witness #2

Tierra Davis-Green n/k/a

Tierra Davis

Tierra Davis-Green n/k/a Tierra Davis

NAMES MUST BE SIGNED EXACTLY AS THEY ARE TYPED

STATE OF SOUTH CAROLINA)	ACKNOWLEDGMENT
COUNTY OF BERKELEY)	

THE FOREGOING instrument was acknowledged before me by Tierra Davis-Green n/k/a Tierra Davis on this 30th day of May, 2021.

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 10/25/2028
WA-21-1402CR

James R. Rhynes Jr.
NOTARY PUBLIC
My Commission Expires
October 25, 2028
SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

) Date of Transfer of Title 3rd day of June, 2021

) **AFFIDAVIT**

)

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 is being transferred by Tierra Davis-Green to Scott Whispell and Jessica Whispell on June 3, 2021.
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: n/a) (Explanation, if required: n/a, If exempt, please skip items 4-6 and go to Item No. 7 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 paid or to be paid in money or money's worth in the amount of \$310,000.00
 - (b) The fee is computed on the fair market value of the realty, which is \$310,000.00
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$310,000.00
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 n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$310,000.00 the amount listed in Item No. 4 above
 - (b) \$0.00 the amount listed on Item No. 5 above (no amount, please zero)
 - (c) \$310,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as grantor or grantee.
8. 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.

SWORN to before me this 3rd day of June, 2021.

Notary Public for South Carolina

My commission expires: August 28, 2022

Scott Whispell

Jessica Whispell

