

DEED

Rec: \$15.00 Cnty: \$187.00 State: \$442.00

January 2, 2024 10:09:05 AM

FILED IN LEXINGTON COUNTY, SC

Tina Querry

This document was prepared by
Christopher J. Moran, Attorney at Law
CJM File # 2023-0342

Title to Real Estate

State of South Carolina

County of Lexington

Know All Men By These Presents That Thomas J. Dorris, Jr. And Carol Dorris Schmidt f/k/a Carol Gail Dorris (hereinafter called "Grantors"), in the State and County aforesaid, for and in consideration of the sum of One Hundred Seventy Thousand and 00/100---(\$170,000.00)---Dollars to the Grantors in hand paid at and before the sealing of these presents by Real Estate Solutions Group, LLC (hereinafter called "Grantees"), the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever, the following described property:

See attached legal description

Lexington County Tax Map Number: 006822-01-013

Grantee's Address: 2546 Charleston Hwy, West Columbia, SC 29172

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

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

To Have And To Hold, all and singular the premises before mentioned unto the

said grantees, their Heirs and Assigns forever.

And the Grantors do hereby bind themselves and their heirs to arrant and forever defend all and singular the said premises unto the Grantees, their Heirs and Assigns, against Grantors and their Heirs and Assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the other, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantees.

22 In Witness Whereof, the Grantors have hereunto set their hands and seals this day of NOVEMBER, 2023.

*Signed, Sealed and Delivered
In The Presence of*

Carolysser

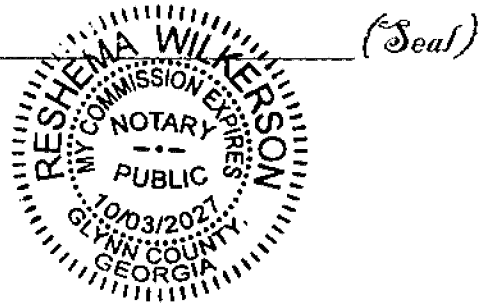
Witness

CD Schmidt (Seal)

Carol Dorris Schmidt f/k/a Carol Gail Dorris

Reshema Wilkerson

Notary



County of Richland)
State of South Carolina)

Probate

Personally appeared before me, the undersigned witness, who being duly sworn, says that s/he saw the within-named Grantors sign, seal and deliver the within written Title To Real Estate; and that s/he with the other witness whose signature appears above, witnessed the execution thereof.

Sworn and subscribed to before me this
November 22, 2023

Cara Nysser

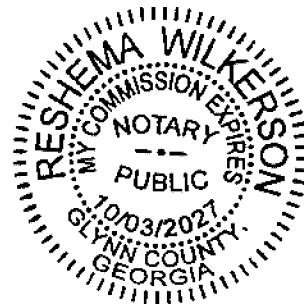
Witness #1 (Sign Here)

C. Crossin

Notary Public for Glynn County (Sign Here)


My Commission Expires: 10/03/2027


Reshema Wilkerson

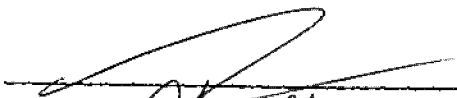


In Witness Whereof, the Grantors have hereunto set their hands and seals this 29th day of December, 2023.

*Signed, Sealed and Delivered
In The Presence of*


Witness Leigh A. Minnett

 (Seal)
Thomas J. Dorris Jr


Notary Chris Moran

(Seal)

County of Richland)
State of South Carolina)

Probate

Personally appeared before me, the undersigned witness, who being duly sworn, says that s/he saw the within-named Grantors sign, seal and deliver the within written Title To Real Estate; and that s/he with the other witness whose signature appears above, witnessed the execution thereof.

Sworn and subscribed to before me this 29th day of December, 2023



Notary Public for South Carolina (Sign Here)
My Commission Expires: 1-30-27



Witness #1 (Sign Here)

CHRIS MORAN
Notary Public
State of South Carolina
My Commission Expires January 30, 2027

LEGAL DESCRIPTION

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being near the City of Cayce, in School District No. 2, in the County of Lexington, State of South Carolina, containing Two (2) Acres and being bounded as follows: On the North by property, now or formerly, of J.B. Nunn; on the East by U.S. Highways 21-321; on the South by property, now or formerly, of T.J. Dorris; and on the West by property, now or formerly, of Mooney. Also being shown on a plat prepared for Real Estate Solution Group, LLC by Douglas Platt Land Surveying, LLC dated December 18, 2023 and recorded December 27, 2023 in Book 21087 at page 3210 in the Office of the ROD for Lexington County. Reference to said plat is hereby craved for a more complete and accurate description of the premises. Be all measurements a little more or less.

Subject to any and all easements, restrictions or other zoning conveyances recorded in the ROD Office for Lexington County.

TMS: 006822-01-013

Derivation: This being the same property conveyed to Lucille C. Durham, Herbert P. Corbett, Margeret C. Chandler, Mildred C. Sellars, Louise C. Dorris, Robert E. Corbett, Jr. and Maxine C. Gleaton by deed of R.E. Corbett, Sr., dated August 26, 1975 as recorded in the Office of the Register of Deeds for Lexington County in Book 100 at Page 346. (These seven named grantees subsequently conveyed a life estate interest in this same property back to R.E. Corbett, Sr., by their deed dated August 26, 1975 as recorded in Book 101 at Page 1. R.E. Corbett, Sr., is now deceased, so his life estate has been terminated. Thereafter, by deed recorded on December 1, 1989 in Book 1475 at Page 188, Lucille C. Durham conveyed all her interest to Louise C. Dorris. By deed recorded December 1, 1989 in Book 1475 at Page 180, Herbert P. Corbett conveyed his interest to Louise C. Dorris. By deed recorded December 1, 1989 in Book 1475 at Page 190, Margaret P. Chandler conveyed her interest to Louise C. Dorris. By deed recorded December 1, 1989 in Book 1475 at Page 182, Mildred C. Sellars conveyed her interest to Louise C. Dorris. By deed recorded December 1, 1989 in Book 1475 at Page 184, Robert E. Corbett, Jr. conveyed his interest to Louise C. Dorris. By deed recorded December 1, 1989 in Book 1475 at Page 186, Maxine C. Gleaton conveyed her interest to Louise C. Dorris. Thereafter, Louis C. Dorris conveyed her interest to Thomas J. Dorris, Jr. while reserving a Life Estate unto Louis C. Dorris by deed recorded February 1, 2008 in Book 12647 at Page 127. Louise C. Dorris died on January 3, 2010 as evidenced by the Death Certificate recorded May 27, 2010 in Book 14263 at Page 256 thereby vesting all interest unto Thomas J. Dorris, Jr. Thereafter, Thomas J. Dorris, Jr. having conveyed one-half interest (1/2) unto Carol Dorris Schmidt f/k/a Carol Gale Dorris by deed recorded May 27, 2010 in Book 14263 at Page 257.

Property Address:

2546 Charleston Highway
West Columbia, SC 29172

STATE OF SOUTH CAROLINA)

COUNTY OF Lexington)

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 being transferred is located at 2546 Charleston Hwy, West Columbia, SC 29172.
Tax Map #006822-01-013
- 3. Transferred by Thomas J. Dorris Jr and Carol Dorris Schmidt fka Carol Gail Dorris to Real Estate Solutions Group LLC
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: _____

(if exempt, please skip items 4-7, and go to item 8)

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 check.
 - (a) The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$170,000.00
 - (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 encumbrances existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before 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: \$170,000.00
 - (b) Place the amount listed in item 5 above here: _____
 - (c) Subtract Line 6(b) from Line 6(a) and place result here: \$170,000.00

7. The deed recording fee due is based on Line 6(c) above and the deed recording fee due is: \$629.00

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

9. I understand that a person required to furnish this affidavit who willfully furnished 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 and subscribed before me this

29th day of December, 2023



Notary Public for South Carolina

MCE: 512112024



CHRISTOPHER J. MORAN

