

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

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

*** ELECTRONICALLY RECORDED DOCUMENT ***

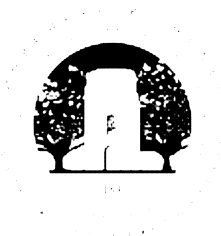
Instrument #:	2026001134	
Receipt Number:	220940	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	08:33:09 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16353: 293 - 297	Direct- KENNERLY, AUDREY E
Total Pages:	5	Indirect- SOLOMON, OVRIL

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$120,000.00
County Tax:	\$132.00
State Tax:	\$312.00
Tax Charge:	\$444.00

Margaret Bailey

Margaret Bailey - Register of Deeds



Prepared By:

McAngus Goudelock & Courie, LLC
140 North Main Street, Ste. 202
Summerville, SC 29483
27256.26001Kennerly

PREPARED WITHOUT BENEFIT OF TITLE SEARCH

Space above this line reserved for Recording Information

THE STATE OF SOUTH CAROLINA)	
)	TITLE TO REAL ESTATE
COUNTY OF DORCHESTER)	

KNOW ALL MEN BY THESE PRESENTS, that Audrey Kennerly, (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00), the receipt and sufficiency of which is here acknowledged, **subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats**, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

Ovril Solomon and Angela Solomon

AS
OS

as Joint Tenants with Right of Survivorship and Not as Tenants in Common (hereinafter "Grantee") Grantee's heirs, successors and assignees forever, all Grantor's right, title and equitable or legal interest in and to:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Dorchester, State of South Carolina, being shown as 1.0 acre, more or less, on a plat entitled, "PLAT OF 1.00 ACRE LOT ON COUNTY ROAD OFF S.C. ROAD S-18-20, CARNS TWSHP, DORCHESTER COUNTY, SOUTH CAROLINA," dated December 21, 1984, by Lloyd S. Moon, Jr. and recorded in the ROD Office for Dorchester County, South Carolina in Plat Book E at Page 142. Reference to said plat is made for a more detailed description.

DERIVATION:

This being the same property conveyed to Audrey Kennerly by Warranty Deed of the Estate of Almaree Robinson dated November 6, 2019 and recorded December 4, 2019 in Book 12213, Page 197, Dorchester County, South Carolina.

Dorchester County Tax Map No.: 0070000152

Property Address: 226 Smith Lane, Bowman, SC 29018

Grantee Address: 402 Autumn Grace Lane, Seneea SC 29678

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 the said Grantee, Ovril Solomon and Angela Solomon, as joint tenants with rights of survivorship and not as tenants in common.

Holliday Ingram LLC
1231 Nexton Parkway, Unit E
Summerville, SC 29486

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Ovril Solomon and Angela Solomon, as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs, successors, and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives against any and all others whomsoever lawfully claiming the same or any part thereof.

WITNESS the Hand and Seal of Audrey Kennerly this 14 day of January, 2026.

Witnesses are not parties to nor beneficiaries of this transaction

Signed, Sealed and Delivered
in the presence of:

Kaitlyn Walker
Witness No. 1

Audrey E. Kennerly
Audrey Kennerly

[Signature]
Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

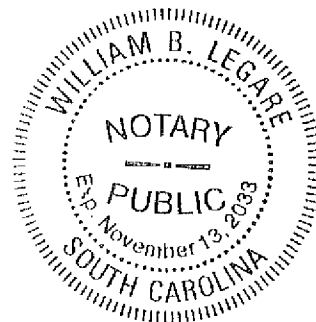
I, William B. Legare, a Notary Public for the State of South Carolina, do hereby certify that Audrey Kennerly personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14 day of January, 2026.

[Signature]
Notary Public for South Carolina

My Commission Expires: 11/13/33

(SEAL)



STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER) 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 226 Smith Lane Bowman, SC 29018 bearing County Tax Map Number 007-00-00-152 & 007-00-00-152-001 was transferred by Audrey Kennerly to Angela Solomon and Ovril Solomon on January 15, 2026.

3. Check one of the following: The deed is

- (a) X 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 (See Information section of affidavit):

(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 \$120,000.00
(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 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. (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: \$120,000.00
(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 result here: \$120,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$444.00

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 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.

Orvil Solomon

Responsible Person Connected with the Transaction

Orvil Solomon

Print or Type Name Here

SWORN to and subscribed before me this
15 day of January 2026

[Signature]

Notary Public for South Carolina

My Commission Expires: 3.17.2026

Notary (printed name): Thomas L. Teiken

