

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

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

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

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**\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\***

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Instrument #:	2026001150	
Receipt Number:	220951	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	10:12:24 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16354: 93 - 97	Direct- DAVIDSON, DALLAS
Total Pages:	5	Indirect- GITSIT REAL PROPERTY BBPLC1 LLC

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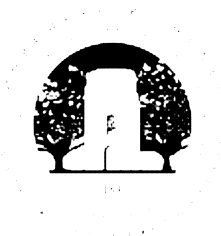
**\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\***

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Recording Fee:	\$15.00
Consideration:	\$175,000.00
County Tax:	\$192.50
State Tax:	\$455.00
Tax Charge:	\$647.50

*Margaret Bailey*

Margaret Bailey - Register of Deeds



Riley Pope & Laney, LLC  
2838 Devine Street  
Columbia, SC 29205  
4051.04324

STATE OF SOUTH CAROLINA  
COUNTY OF DORCHESTER

**FORECLOSURE DEED**  
**Public Sale**

To all whom these Presents shall concern:

I, Honorable James E. Chellis, as Master in Equity for Dorchester County, State of South Carolina, send Greetings:

WHEREAS, in an action in the Court of Common Pleas in the County and State aforesaid, between GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 as Plaintiff and The Personal Representative, if any, whose name is unknown, of the Estate of John F. Davidson; Dallas Davidson, Mollie Charney, Kay Davidson, Jody Davidson, and any other Heirs-at-Law or Devisees of John F. Davidson, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe as Defendants, by an Order filed of record on October 13, 2025 in Case No. 2025-CP-18-00362, it was decreed that the property hereinafter described should be sold by the Master in Equity for Dorchester County on the terms and for the purposes mentioned in the order(s) granted in the case, as by reference thereto will appear.

NOW THEREFORE KNOW ALL MEN, that I, the undersigned, as Master in Equity for Dorchester County, on December 2, 2025, pursuant to the foregoing, openly and publicly, in consideration of the premises, and also in consideration of the sum of One Hundred Seventy Five Thousand and 00/100 (\$175,000.00) Dollars as paid by GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1, and which was thereafter assigned to GITSIT Real Property BBPLC1, LLC, the hereinafter named grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, and release the following property unto **GITSIT Real Property BBPLC1, LLC, its successors and assigns,**

All that piece, parcel or lot of land situate, lying and being in the County of Dorchester, State of South Carolina, known and designated as Lot 7A, Block C, Flowertown Village Subdivision, as shown on a plat made by T.W. Bailey & Associates, dated January 15, 1971, and recorded in the Clerk of Court's Office for Dorchester County in Plat Book 18, Page 227; said lot having such size shape, dimensions, buttings and boundaries as will by reference to said plat more fully appear.

This is the same property conveyed to John F. Davidson by Special Warranty Gift Deed of Carol M. Davidson and John F. Davidson dated June 30, 2010, recorded November 16, 2010 in Deed Book 7704 at Page 180 in the Office of the Register of Deeds for Dorchester County. Thereafter, upon information and belief, John F. Davidson passed on January 18, 2023 leaving the Property to his heirs, namely Dallas Davidson, Mollie Charney, Kay Davidson, and Jody Davidson.

TMS No. 114-10-02-008-000  
Property Address: 114 Froman Drive, Summerville, SC



**GRANTEE'S ADDRESS:** 333 South Anita Drive, Suite 400  
Orange, CA 92868

Property Owners of Record: Dallas Davidson, Mollie Charney, Kay Davidson, and Jody Davidson

TOGETHER with all and singular the rights, members, hereditaments and appurtenances whatsoever, to the said premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, possession, property, benefit, claim and demand whatsoever, both at law and in equity, of all the parties to the said suit and of all other persons rightfully claiming or to claim the same, or any part thereof, by, from, or under all parties to the said suit, or any of them.

Subject to assessments, taxes, easements, conditions and restrictions of record and otherwise affecting the property.

TO HAVE AND TO HOLD, the said premises with its hereditaments, privileges and appurtenances unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, I, the undersigned, as Master in Equity for ~~Dorchester~~ County, under and by virtue of the said order(s), have hereunto set my Hand and Seal the 29<sup>th</sup> day of December 2025.

SIGNED, SEALED, AND DELIVERED  
in the Presence of:

Bennie R. Petrey

Witness No. 1

Printed name: BENNIE RAY PETREY

James E. Chellis

Honorable James E. Chellis

Master in Equity for Dorchester County

Meagan J. Kizer

Witness No. 2/Notary Public

Printed name: Meagan J Kizer

Jan 2

2025-UP-18-00362 me

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw Honorable James E. Chellis, as Master in Equity for Dorchester County, sign, seal and deliver the within Deed; and that deponent, together with the other witness signed their names as witnesses thereto. The subscribing witness certified to the notary under oath or by affirmation that the subscribing witness is not a party to or beneficiary of the transaction, signed the record as a subscribing witness, and witnessed the principal sign the record.

WITNESS our hands and seals on this 29<sup>th</sup> day of December, 2025.

Bennie R Petrey

Witness No. 1

Printed name: BENNIE RAY PETREY

Meagan J Kizer (L.S.)  
Notary Public for South Carolina

Printed name: meagan J kizer

My commission expires: 10/11/2033

3

2025-LP-18-00362-10

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 114 Froman Drive, Summerville, SC 29483, bearing County Tax Map Number 114-10-02-008-000, was transferred by Honorable James E. Chellis, as Master in Equity for Dorchester County to GITSIT Solutions, LLC, not in its individual capacity but solely in its capacity as Separate Trustee of GITSIT Mortgage Loan Trust BBPLC1 on 12/29/2025.
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) ☐ 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 realty? ☐ Yes ☐ No

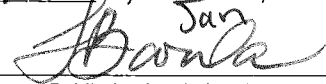
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of affidavit):
  - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$175,000.00.
  - (b) ☐ The fee is computed on the fair market 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. Yes ☐ 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. (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: \$175,000.00
  - (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: \$175,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$657.50
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 for the Plaintiff.
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.

Jan 14 2026  
 December 14, 2025  
 Columbia, South Carolina



Responsible Person Connected with the Transaction  
 Heidi B. Carey, Attorney for Plaintiff

SWORN to before me this  
14 day of January, 2025

  
 Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_ (L. S.)

