

**Tax Map:**  
**020-13-01-399**  
**Date: 06/16/2025**

**PREPARED BY:**

**MICHAEL JOHNSON, P.C. AND ASSOCIATES**  
**1201 CAROLINA PLACE SUITE 103**  
**FORT MILL, SC 29708**

YORK COUNTY, SC	
2025019629	DEED
RECORDING FEES	\$15.00
STATE TAX	\$1651.00
COUNTY TAX	\$698.50
06-16-2025	02:16:16 PM
BK:RB 21970	PG:438-440

**THE STATE OF SOUTH CAROLINA**                 )  
  )         **TITLE TO REAL ESTATE**  
**COUNTY OF YORK**                                   )

**KNOW ALL MEN BY THESE PRESENTS**, That, we, **Nishant Jonnala and Gouthami Dontula**, herein referred to as the Grantors, for and in consideration of the sum of **Six Hundred Thirty Five Thousand and 00/100 Dollars (\$635,000.00)** to us paid by **Danielle Marie DeCesare and Michael Anthony DeCesare**, hereinafter Grantees, in the State aforesaid, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their heirs, successors and assigns forever:

**The land referred to herein below is situated in the County of York, State of South Carolina and is described as follows:**

**All that certain piece, parcel, or lot of land, lying, being and situate in Fort Mill, York County, State of South Carolina and being shown and designated as Lot 35 of Waterside Phase 1 Map 6 (Plat Book E-319, Page 6-7) upon plat entitled "Property of Nishant Jonnala" prepared by Jenkins & Lowery PLS. P.A. and being dated February 24, 2016 and recorded in the office of the Clerk of Court for York County, SC in Plat Book 150 at Page 233, which plat is incorporated herein by reference, and having such metes, bounds, courses, and distances as by reference to said plat will more fully appear.**

**Derivation: Being the same property conveyed to Nishant Jonnala and Gouthami Dontula, as joint tenants with right of survivorship and as tenants in common by Deed from Lennar Carolinas, LLC, dated 02/29/2016, recorded on 03/10/2016 in Book 15503, Page 275, in the Office of the Register of Deeds for York County, South Carolina.**

TAX MAP NUMBER: 020-13-01-399

**GRANTEE'S ADDRESS:** 1176 Shiloh Bend Trl, Fort Mill, SC 29715

This conveyance is made subject to easements, restrictions, covenants, and conditions of record, including matters shown on recorded plats.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

**TO HAVE AND TO HOLD**, all and singular the said premises before mentioned unto the said Grantees, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns forever.

**AND THE GRANTORS** do hereby bind Grantors heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Grantees, their heirs and assigns, against the Grantors and the Grantors' heirs and against every person whomsoever lawfully claiming or to claim, the same or any part thereof.

**WITNESS** our Hands and Seals this **13th** day of **June, 2025**.

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

Witness

Witness

NISHANT JONNALA

GOUTHAMI DONTULA

THE STATE OF SOUTH CAROLINA

COUNTY OF YORK

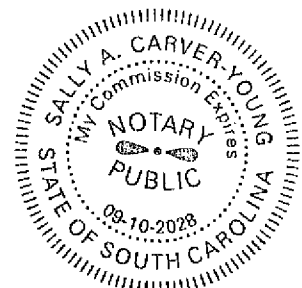
ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this **13th day of June, 2025**, by the Grantor(s), **Nishant Jonnala and Gouthami Dontula**.

**SWORN** to before me this **13th day of June, 2025**

Notary Public for South Carolina  
Commission Expires: 9/10/2028

(L.S.)



STATE OF SOUTH CAROLINA

COUNTY OF YORK

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 1176 Shiloh Bend Trail Fort Mill, SC 29715, bearing York County Tax Map Number 020-13-01-399, and was transferred by Nishant Jonnala and Gouthami Dontula to Danielle Marie DeCesare and Michael Anthony DeCesare on June 13, 2025.
3. Check one of the Following: The Deed is
  - (a) XX 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 this affidavit);

(If exempt, please skip items 4-7, and go on 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? 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) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$635,000.00.
  - (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 XX 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) Place the amount listed in item 4 above here:	<u>\$635,000.00</u>
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	<u>\$ 0.00</u>
(c) Subtract line 6(b) from line 6(a) and place result here:	<u>\$635,000.00</u>

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$2,349.50.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Nishant Jonnala and Gouthami Dontula.

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.

SWORN to before me this 13th day of June, 2025

Responsible Person Connected with the Transaction

Notary Public for South Carolina  
My Commission Expires: 9/10/2028

Nishant Jonnala  
Print or type the above name here

