

YORK COUNTY ASSESSOR

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

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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

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

THE STATE OF SOUTH CAROLINA

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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**

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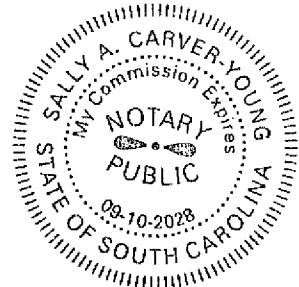
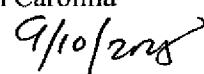
The foregoing instrument was acknowledged before me this 13th day of June, 2025, by the Grantor(s), Nishant Jonnala and Gouthami Dontula.

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

(L.S.)

Notary Public for South Carolina

Commission Expires:



STATE OF SOUTH CAROLINA

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COUNTY OF YORK

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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: \$635,000.00
 - (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: \$635,000.00

7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is: \$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 before me this 13th day of June, 2025

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

Responsible Person Connected with the Transaction

Nishant Jonnala

Print or type the above name here

