

**M-25-352**

**YORK COUNTY ASSESSOR**

**Tax Map:**

**602-05-02-034**

**Date: 09/18/2025**

**E H**



**2025031604**

DEED  
RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED & RECORDED:

**09-18-2025 08:31:22 AM**

**BK: RB 22142**

**PG: 421 - 422**

ANGIE M BRYANT  
CLERK OF COURT

YORK COUNTY, SC

BY: REGINA PRUITT CLERK

STATE OF SOUTH CAROLINA )

COUNTY OF YORK )

IN THE MATTER OF: )

BEATRICE PERRY JUNE )

(Decedent) )

IN THE PROBATE COURT

**DEED OF DISTRIBUTION**

**(Real Property Only)**

**NOT A WARRANTY DEED**

CASE NUMBER: 2023ES4600490

The undersigned states as follows:

Decedent died on January 18, 2023, and probate of the Estate is being administered in the Probate Court for York County, South Carolina, in File #2023ES4600490.

I/We was/were appointed Personal Representative (s) on ~~8-18~~ 3-30-23

Decedent owned real property described as follows:

Tax Map Number: 602-05-02-034

Street/Property Address: 1440 Haynes Street, Rock Hill, South Carolina

Legal Description:

1440 Haynes Street, TMS# 602-05-02-034: All that certain piece, parcel or lot of land lying, being and situate in Catawba Township, York County, South Carolina and being more particularly described as follows: BEGINNING at a stake on street 198.5 feet from Property of J.E. Roddey, and running thence with street N 48 E 50 feet to a point; thence N 42 W 320 feet to a point; thence S 48 W 50 feet, more or less, to point on Fewell line; thence with Fewell line, S 42 E 320 feet to point of beginning.

DERIVATION: This being the identical property conveyed to Beatrice Perry by deed from Mary Elize Perry and Johnnie Robert Perry recorded July 18, 1977, in Deed Book 551 at Page 936, in the Office of the Clerk of Court for York County, South Carolina.

This transfer is made pursuant to:

- ☐ Decedent's Will  
☐ Intestacy Statute: SCPC 62-2-103  
☐ Private Family Agreement: SCPC 62-3-912  
☐ Disclaimer by: \_\_\_\_\_  
☒ Probate Court Order issued on January 24, 2025  
☐ Other: \_\_\_\_\_

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

Name: Tammy Perry, Trustee of the  
Autavious Perry Trust pursuant to  
York County Probate Court Order  
2023ES4600490

Address: 778 Midvale Avenue  
Rock Hill, SC 29730

*TOP*

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 4 day of September, 2025.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

First Witness: *Linda Welton*

Print Name: Linda Welton

Second Witness: *Marvin A. Hyatt, Jr.*

Print Name: Marvin A. Hyatt, Jr.

Estate of: BEATRICE PERRY JUNE

Signature of Personal  
Representatives:

*Tammy Denise Perry*  
Print Name: Tammy Denise Perry

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF YORK                     )

ACKNOWLEDGMENT

I, Marvin A. Hyatt, Jr., Notary Public, a notary for the State of South Carolina do hereby certify that Tammy Denise Perry as Personal Representative(s) of the Estate of Beatrice Perry June, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 4 day of September, 2025.

*Marvin A. Hyatt, Jr.* (SEAL)  
(Signature of Notary Public)  
Marvin A. Hyatt, Jr.  
Notary Public for State of South Carolina  
My Commission Expires: 07/07/2026

