

Prepared by Paul A. McKee, III, Attorney at Law
Hanover Title Agency, Inc.
409 Magnolia St.
Spartanburg, SC 29303
864-573-5149 | 864-948-5339 fax
25-1964 RY

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD) **LIMITED (SPECIAL) WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That **WILLIAM A. WILLS**, herein referred to as Grantor, for and in consideration of the sum of EIGHT THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$8,250.00) paid by **JENARD WADLINGTON AND ROCHELLE WADLINGTON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON**, hereinafter referred to as Grantee, in the State aforesaid, the receipt and sufficiency whereof is hereby acknowledged, subject to the easements, restrictions, conditions of record, and matters set forth herein, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs, successors, and assigns forever:

All that certain piece, parcel or lot, situate, lying and being in the County of Greenwood, State of South Carolina, and being shown and designated as Lot No. 7 of Terrapin Pointe Subdivision on plat prepared by Newby-Proctor & Associates, Inc. of date September 29, 2003, revised October 28, 2003, revised July 2, 2004 and revised July 6, 2004, and recorded in Plat Book 123 at page 42 in the Office of the Clerk of Court for Greenwood County, S.C. Reference is made to the aforesaid plat for a more complete and accurate description.

This being the same property conveyed to William A. Wills by Deed of Park Sterling Bank fka CapitalBank, dated August 22, 2014 and recorded August 29, 2014 in Deed Book 1428, Page 208 in the Office of the Clerk of Court for Greenwood County, S.C.

Tax Map no: 6941-317-070-000
Property Address: 307 Terrapin Pointe Road, Hodges, SC 29653
Grantee(s) Address: 1600 Club Drive, Greensboro, GA 30642

THIS CONVEYANCE IS MADE SUBJECT TO easements, restrictions, covenants, including matters shown on recorded plats of record, and conditions of record otherwise affecting the property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, **SUBJECT TO** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

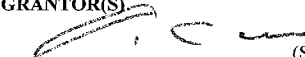
IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed under seal this 20th day of June, 2025.

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


WITNESS


WITNESS

GRANTOR(S)


William A. Wills

(SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

I, Paul A. McKee, III, do hereby certify that William A. Wills, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 20th day of June, 2025.


Notary Public for South Carolina

My Commission Expires:

**Paul A. McKee III
Notary Public for South Carolina
My Commission Expires 4/3/2029**

STATE OF SOUTH CAROLINA
COUNTY OF GREENWOOD

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 307 Terrapin Pointe Road, Hodges, SC 29653 bearing Greenwood County Tax Map Number 6941-317-070-000 was transferred by William A. Willis to Jenard Wadlington and Rochelle Wadlington, as joint tenants with rights of survivorship, and not as tenants in common on June 20, 2025.
3. The deed is subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
4. The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of 8,250.00.
5. No lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer.
6. The deed recording fee, based upon the amount listed in line 4 above, is: \$31.45.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Paul A. McKee, III - Attorney.
8. 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.


Paul A. McKee, III - Attorney (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

Sworn and Subscribed before me on this 20th day of June, 2025.


Notary Public for South Carolina

Commission Expires: 11-23-2030

