

**Donnan & Morton, P.A.**  
**4 Arborland Way**  
**Greenville, SC 29615**

**NO TITLE EXAMINATION**

**STATE OF SOUTH CAROLINA            )**  
**)**  
**COUNTY OF GREENWOOD                )**

**TITLE TO REAL ESTATE**  
**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that **BN2019 LLC** in consideration of **Twenty-Eight Thousand, Four Hundred Sixty-Two and 50/100 (\$28,462.50) Dollars**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto: **Nunes Enterprises Inc., its** successor 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. 4, Phase 1, of Patriot Plantation as shown on the plat prepared by Davis & Floyd Engineering Co., Inc., dated February 26, 2003, last revised on May 13, 2004, and entered for record in Plat Book 122 at Page 94 in the Office of the Clerk of Court for Greenwood County. Reference is made to the aforesaid plat for a more full and accurate description.**

**THIS being a portion of the same property conveyed to BN2019 LLC by virtue of a deed from Bering North LLC f/b/o WSFS as Custodian for Bering North/Firsttrust Bank, dated December 31, 2024 and recorded in the Office of the Clerk of Court for Greenwood County, in Deed Book 1653, Page 3404, on January 6, 2025.**

**THIS conveyance is made subject to all restrictions, easements, rights of way, setback lines, roadways, and zoning ordinances, if any, of record on the recorded plat(s), or on the premises affecting said property.**

**Tax Map Number:   7815-636-723**

**Grantee Address:     15118 Night Heron Drive, Winter Garden, FL 34787**

**Property Address:   105 Armory Ct. (Battery Ct.), Ninety Six, SC 29666**

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever.

Witness the grantor's(s) hand(s) and seal(s) this 4<sup>th</sup> day of August, 2025

SIGNED, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

[Signature]  
Notary as Witness #2 Signature

BN2019 LLC

By: G. Rodnikov

George Rodnikov, Manager and  
Authorized Agent

STATE OF New York )  
COUNTY OF Kings )

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2025  
by George Rodnikov, as Manager and Authorized Agent of BN2019 LLC.

Sworn to and subscribed before me  
this 4<sup>th</sup> day of August, 2025.

[Signature]  
Notary Public for New York State  
My Commission Expires: December 8<sup>th</sup> 2027

AMNAA MALIK  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01MA0018226  
Qualified in Kings County  
Commission Expires Dec 8, 20 27

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENWOOD )

**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 105 Armory Ct. (Battery Ct.), Ninety Six, SC 29666 bearing Greenwood County Tax Map Number 7815-636-723, was transferred by BN2019 LLC to Nunes Enterprises Inc. on Aug. 4, 2025.

3. Check one of the following: The deed is

- (a) X 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 the 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) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$28,462.50.  
(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 \_\_\_\_\_ 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(B)(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: \$28,462.50  
(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: \$28,462.50

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$105.45.

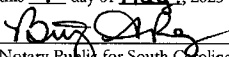
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Seller's Attorney.

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.

  
\_\_\_\_\_  
Responsible Person Connected with the Transaction

Gregory A. Morton, Seller's Attorney

SWORN to and subscribed before me  
this 4 day of Aug., 2025

  
\_\_\_\_\_  
Notary Public for South Carolina  
My Commission Expires: 12/20/2026



## INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining 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). Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

### Exempted from the fee are deeds:

- (1) Transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) Transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) That are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) Transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) Transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) Transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) That constitute a contract for the sale of timber to be cut;
- (8) Transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) Transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) Transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) Transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) That constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) Transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.