

Book 2934-2247

2024027899 6/24/2024 13:07:39:707 Deed of Distribution

Fee: \$15.00 County Tax: \$0.00 State Tax: \$0.00

2024027899 John T. Hopkins II Richland County R.O.D.

STATE OF SOUTH CAROLINA )

COUNTY OF: RICHLAND )

IN THE MATTER OF: )

NANCY JO MCPHERSON SMITH )

(Decedent) )

IN THE PROBATE COURT

**DEED OF DISTRIBUTION****(Real Property Only)****NOT A WARRANTY DEED**

CASE NUMBER: 2012-ES-40-01758

WHEREAS, Decedent took title to real property in the name of Nancy Jo McPherson Smith a/k/a Nancy Jo Smith.

NOW THEREFORE:

The undersigned states as follows:

Decedent died on November 18, 2012; and probate of the Estate is being administered in the Probate Court for Richland County, South Carolina, in File # 2012-ES-40-01758.We were appointed Personal Representative(s) on December 27, 2012 and reappointed on June 20, 2024.

Decedent owned real property described as follows:

Tax Map Number: MULTIPLE PROPERTIES – SEE EXHIBIT A ATTACHEDStreet/Property Address: MULTIPLE PROPERTIES – SEE EXHIBIT A ATTACHED

Legal Description:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREIN BY REFERENCE**☒ Additional sheet(s) for additional property(ies) is attached (check if applicable)

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 \_\_\_\_\_☐ 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 real property to the beneficiaries named below:

Name: Marion S. Lyle (2%)

Address: \_\_\_\_\_

Name: Belinda S. Luther (2%)

Address: \_\_\_\_\_

Name: Brenda J. Kirkland (2%)

Address: \_\_\_\_\_

Name: Virginia S. Motley (2%)

Address: \_\_\_\_\_

Name: Judson B. Smith, Jr. (2%)Address: Post Office Box 125

FORM #400ES (1/2016)

Winnsboro, SC 29180

☐

An additional sheet is attached for names of additional beneficiaries (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 22 day of June, 2024.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Witness: Marion S. Lyle

Print Name: Marion S. Lyle

Witness: Matt Howe

Print Name: Matt Howe

Witness: Marion S. Lyle

Print Name: Marion S. Lyle

Witness: Matt Howe

Print Name: Matt Howe

Estate of: NANCY JO MCPHERSON SMITH

Personal Representative

Signature: Judson B. Smith Jr.

Print Name: JUDSON B. SMITH, JR.

If applicable,  
Co-Personal Representative

Signature: Ned F. Lyle

Print Name: NED F. LYLE

FORM #400ES (1/2016)

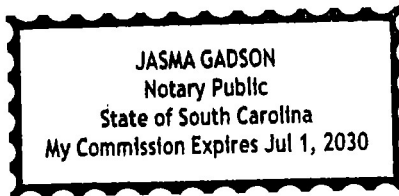
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STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF Fairfield )

ACKNOWLEDGMENT

I, Jasma Gadson, Notary Public, a notary for the State of South Carolina do hereby certify that JUDSON B. SMITH, JR. as Co-Personal Representative(s) of the ESTATE OF NANCY JO MCPHERSON SMITH, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 22 day of June, 2024.



Jasma Gadson (SEAL)  
(Signature of Notary Public)

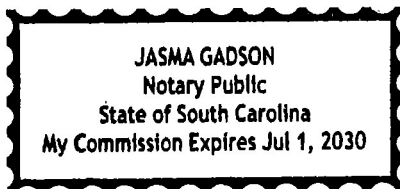
Jasma Gadson  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 7/1/2030

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF Fairfield )

ACKNOWLEDGMENT

I, Jasma Gadson, Notary Public, a notary for the State of South Carolina do hereby certify that NED F. LYLE as Co-Personal Representative(s) of the ESTATE OF NANCY JO MCPHERSON SMITH, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 22 day of June, 2024.



Jasma Gadson (SEAL)  
(Signature of Notary Public)

Jasma Gadson  
(Print name of Notary Public)  
Notary Public for State of South Carolina  
My Commission Expires: 7/1/2030

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

**EXHIBIT A**

**DECEDENT'S TEN PERCENT (10%) UNDIVIDED INTEREST IN THE FOLLOWING:**

All that certain piece, parcel or lot of land situate, lying and being Northeast of the City of Columbia, County of Richland, State of South Carolina, and being at the Western corner of the intersection of U.S. Highway No. 1 and Rabon Road, containing 4.43 acres, being more fully shown on a plat prepared for D.O. Smith and Ruth T. Smith by Edward F. Owens, RLS #2211, dated March 21, 1978, and being bounded and measuring as follows: Beginning at an iron at the Western corner of the intersection of U.S. Highway No. 1 and Rabon Road and running thence S49°38'W along U.S. Highway No. 1 for a distance of 243.5 feet; thence turning and running N37°30'W along property now or formerly of Alexander for a distance of 150.0 feet; thence turning and running S51°47'W along property now or formerly of Alexander for a distance of 75.0 feet; thence turning and running N37°30'W along property now or formerly of W.D. Tilton Co. for a distance of 529.3 feet; thence turning and running N78°00'E along property undesignated on said plat for a distance of 411.9 feet; thence turning and running S31°00'E along Rabon Road for a distance of 491.8 feet to the point of beginning.

**LESS AND EXCEPTING:** 1.78 acres conveyed to Gentry Development, LLC by Deed recorded August 29, 2003 in the Office of the ROD for Richland County in Record Book 844 at Page 386.

**ALSO, LESS AND EXCEPTING:** .0339 conveyed to the South Carolina Department of Transportation by Deed recorded November 15, 2006 in the Office of ROD for Richland County in Record Book 1251 at Page 3967.

This being the same property conveyed to Henry Dent Smith, L.W. Smith, III, Ruth S. Windham, Mary Jane S. Moore and Nancy Jo Smith by Deed of Ruth Tucker Smith Recorded October 23, 1987 in the Office of ROD for Richland County in Deed Book 0863 at Page 277.

TMS# R19902-06-11  
W/S Rabon Road

**ALSO INCLUDING:**

**DECEDENT'S TEN PERCENT (10%) UNDIVIDED INTEREST IN THE FOLLOWING:**

All that certain piece, parcel or tract of land situate, lying and being on the Southwestern side of U.S. Highway No. 1, Northeast of the City of Columbia, County of Richland, State of South Carolina, containing 3.79 acres, more or less, being shown and designated as Parcel 1 on a plat prepared for the Estate of D.O. Smith by Site Consultants, Inc., David S. Sharpe, R.L.S., dated December 27, 1989 recorded in the Office of ROD for Richland County in Plat Book 52 at Page 8873; said plat being incorporated herein for a more complete and accurate description.

This being the same property conveyed to L.W. Smith, III, Henry Dent Smith, Sr; Mary Jane S. Moore, Ruth S. Windham and Nancy Jo Smith by Deed of Ruth Tucker recorded December 29, 1989 in the Office of the ROD for Richland County in Deed Book 962 at Page 419.

TMS# R22802-01-11  
9814 Two Notch Road

**ALSO INCLUDING:**

DECEDENT'S TEN PERCENT (10%) UNDIVIDED INTEREST IN THE FOLLOWING:

All that certain piece, parcel or tract of land situate, lying and being on the Southeastern side of U.S. Highway No. 1, Northeast of the City of Columbia, County of Richland, State of South Carolina, containing 10.57 acres, more or less, being shown and designated as Parcel 2 on a plat prepared for the Estate of D.O. Smith by Site Consultants, Inc. David Sharpee, R.L.S. dated December 27, 1989 and recorded in the Office of the ROD for Richland County in Plat Book 52 at Page 8873; said plat being incorporated herein for a more complete and accurate description.

**LESS AND EXCEPTING:** Parcel 2C containing 0.613 acre as shown on a plat of Northeast Properties recorded in Record Book 800 at Page 517 conveyed by deed to HR Developers, LLC recorded on May 30, 2003 in the Office of the ROD for Richland County in Record Book 801 at Page 158.

**ALSO, LESS AND EXCEPTING:** Parcel 2B containing 0.875 acre as shown on a plat of Northeast Properties recorded in Record Book 800 at Page 517 conveyed by deed to ZTN Holdings, LLC recorded on August 18, 2003 in the Office of ROD for Richland County in Record Book 838 at Page 2210.

**ALSO, LESS AND EXCEPTING:** Parcel 2A containing 1.031 acres as shown on a plat of Northeast Properties recorded in Record Book 800 at Page 517 conveyed by deed to First Community Bank recorded on September 5, 2003 in the Office of the ROD for Richland County in Record Book 847 at Page 807.

This being the same property conveyed to L.W. Smith, III, Henry Dent Smith, Sr; Mary Jane S. Moore, Ruth S. Windham and Nancy Jo Smith by Deed of Ruth Tucker recorded May 15, 1990 in the Office of the ROD for Richland County in Deed Book 980 at Page 497 and conveyed by the Estate of Ruth Tucker Smith (Richland County Probate Case Number 1990-ES-40-00795).

TMS# R22803-03-20  
9860 Two Notch Road