

GEORGETOWN COUNTY, SC
 Marlene McConnell
 Register of Deeds

By: THERESA FREEMAN Clerk

2025012255 DEED
 RECORDING FEES \$15.00
 EXEMPT

12-08-2025 03:37 PM
 BK:RB 4931 PG:353-357

GEORGETOWN COUNTY, SC
 Marlene McConnell
 Register of Deeds

By: KALIEGH MORRIS Clerk

2025011631 DEED
 RECORDING FEES \$15.00
 EXEMPT

11-19-2025 03:31 PM
 BK:RB 4924 PG:57-60

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

*re-record to correct
 grantees name*

KNOW ALL MEN BY THESE PRESENTS, That VAHEDY, LLC, in the State
 aforesaid, for and in consideration of the sum of FIVE AND 00/100
 (\$5.00) DOLLARS AND LOVE AND AFFECTION, to me in hand received at
 and before the sealing of these presents by KEON JAHANBAKHS, H,
 MATEEN JAHANBAKHS, H AND *JANILE* BRIGGS JAHANBAKHS, H, in the State
 aforesaid, the receipt of which is hereby acknowledged, have
 granted, bargained, sold and released, and by these Presents do
 grant, bargain, sell and release unto the said AZIN JAHANBAKHS, H,
 FOR AND DURING HIS NATURAL LIFE AND, UPON HIS DEATH, THEN UNTO KEON
 JAHANBAKHS, H, MATEEN JAHANBAKHS, H AND *JANILE* BRIGGS JAHANBAKHS, H,
 (hereinafter "Grantees"), as Joint Tenants with Rights of
 Survivorship and not as Tenants in Common, their Heirs and Assigns
 forever, the following described property, to-wit:

All that certain piece, parcel or tract of land, with improvements
 thereon, situate, lying and being in the County of Georgetown and
 State of South Carolina, measuring and containing 0.31 acres of
 land and being more fully shown and delineated on "Plat of a
 Redivision of Two Lots on West Virginia Road, formerly Lot 9, Frank
 J. Tyson Subdivision, surveyed for George Lee Graham, II,
 Georgetown County, South Carolina", dated July 16, 2020, prepared
 by Tidewater Land Surveying, LLC, and recorded in the Office of the
 Register of Deeds for Georgetown County in Record Book 3844 at Page
 339, all of which will more fully appear, reference being had to the
 aforesaid plat, which is incorporated herein.

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GEORGETOWN)

TITLE TO REAL ESTATE

*re-record to correct
 Grantees Name*

KNOW ALL MEN BY THESE PRESENTS, That VAHEDY, LLC, in the State aforesaid, for and in consideration of the sum of FIVE AND 00/100 (\$5.00) DOLLARS AND LOVE AND AFFECTION, to me in hand received at and before the sealing of these presents by KEON JAHANBAKHS, MATEEN JAHANBAKHS AND *JANell*e BRIGGS JAHANBAKHS, in the State aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said AZIN JAHANBAKHS, FOR AND DURING HIS NATURAL LIFE AND, UPON HIS DEATH, THEN UNTO KEON JAHANBAKHS, MATEEN JAHANBAKHS AND *JANell*e BRIGGS JAHANBAKHS, (hereinafter "Grantees"), as Joint Tenants with Rights of Survivorship and not as Tenants in Common, their Heirs and Assigns forever, the following described property, to-wit:

All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the County of Georgetown and State of South Carolina, measuring and containing 0.31 acres of land and being more fully shown and delineated on "Plat of a Redivision of Two Lots on West Virginia Road, formerly Lot 9, Frank J. Tyson Subdivision, surveyed for George Lee Graham, II, Georgetown County, South Carolina", dated July 16, 2020, prepared by Tidewater Land Surveying, LLC, and recorded in the Office of the Register of Deeds for Georgetown County in Record Book 3844 at Page 339, all of which will more fully appear, reference being had to the aforesaid plat, which is incorporated herein.

This being the same premises conveyed unto the Grantor herein by Deed of George Lee Graham, II dated November 10, 2020 and recorded in the Office of the Register of Deeds for Georgetown County on November 10, 2020 in Record Book 3938 at Page 103.

Tax Map Number: 02-0211-087-00-00

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Georgetown, State of South Carolina, being part of that certain lot which is known and designated on the **Plan of the City of Georgetown** by the number **293**; measuring and containing in front on Highmarket Street 50 feet, and the same on the rear line, and running back in depth 106 feet; Butting and Bounding as follows: Northeast by Highmarket Street; Northwest by Cleland Street; Southeast by that part of said lot number 293 which was conveyed by Andrews T. Poston to Pauline T. LaBruce; and Southwest by the remaining part of said lot number 293.

This being the same premises conveyed unto the Grantor herein by Deed of L & M Real Estate, LLC dated March 5, 2019 and recorded in the Office of the Register of Deeds for Georgetown County on March 6, 2019 in Record Book 3456 at Page 264.

Tax Map Number: 05-0026-027-00-00

Grantee's Address: 2312 Old Charleston Road, Georgetown, SC 29440

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said **GRANTEES, as Joint Tenants with Rights of Survivorship and not as Tenants in Common**, their Heirs and Assigns, forever.

AND it does hereby bind itself and its Successors and/or Assigns, to warrant and forever defend, all and singular, the said Premises unto the said **GRANTEES, as Joint Tenants with Rights of**

Survivorship and not as Tenants in Common, their Heirs and Assigns, against it and its Successors and/or Assigns, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS its Hand and Seal, this 14 day of November, in the year of our Lord Two Thousand Twenty-Five (2025).

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Aileen Ween

Azin Jahankhsh (Seal)
VAHEDY, LLC

BY: AZIN JAHANBAKHS
ITS: SOLE MEMBER

Donna M. Parris

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 14 day of November, 2025 by VAHEDY, LLC, BY AZIN JAHANBAKHS, ITS SOLE MEMBER.

Donna M. Parris (Seal)

Notary Public for South Carolina

My Commission Expires: 11.1.28

Printed Name of Notary Public: Donna M. Parris

STATE OF SOUTH CAROLINA)


AFFIDAVIT OF CONSIDERATION

COUNTY OF GEORGETOWN)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

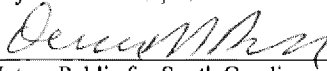
1. I have read the information on this affidavit and I understand such information.
2. The property described in the attached deed was transferred by the Grantor herein to the Grantee herein on November 14, 2025
3. Check one of the following: The deed is
 - (a) ___ subject to the deed recording fee as 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) xx Exempt from the deed recording fee because (See Information section of affidavit):
Consideration Under \$100.00
 (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit).
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) ___ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$
 - (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 x 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:
6. The deed recording fee is computed as follows:

(a) Place the amount listed in item 4 above here:	\$
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$ -0-
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$
7. The deed recording fee due is based on the amount listed on Line 6(c) above & the deed recording due is: \$
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: 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.


 Robert H. O'Donnell
 Attorney

(Seal)

SWORN to before me this 14
 Day of November, 2025

 (Seal)
 Notary Public for South Carolina
 Donna M. Price
 My Commission Expires: 11/1/2028