American Land Title Association

Realty Title & Escrow Company, Inc. ALTA Universal ID: 1176050 1118 Nashville Highway, Suite 150 Columbia, TN 38401

File No./Escrow No.: Print Date & Time: Officer/Escrow Officer: Settlement Location:	10-NSH23-06421 August 24, 2023 1:49 pm LaShey Welsh 1118 Nashville Highway, Suite 150 Columbia, TN 38401
Property Address:	2043 Sercy Drive Spring Hill, TN 37174
Borrower:	Skyler D Hobbs and Shelby L Hobbs 4002 Strata Drive Spring Hill, TN 37174
Seller:	Nitin Raj and Puja Raj 2043 Sercy Drive Spring Hill, TN 37174
Lender: Settlement Date : Disbursement Date :	Simmons Bank August 31, 2023 August 31, 2023

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	490,000.00	Sale Price of Property	490,000.00	
		Deposit		1,000.00
		Loan Amount		481,124.00
		Prorations/Adjustments		
462.12		City/Town Taxes 01/01/23-08/31/23		462.12
1,145.02		County Taxes 01/01/23-08/31/23		1,145.02
0.00				0.00
		Loan Charges to Simmons Bank		
		Processing Fee	595.00	
		Underwriting Fee	600.00	
		Appraisal Fee to Fitzgerald Appraisal Partners, LLC \$475.00 paid outside closing by Borrower	25.00	
		Credit Report Fee to Data Fact	68.00	

Debit Credit Loan Charges to Simmons Bank (continued) Credit Image: Contribution of the consection of the conseconsect	Seller		Description	Borrower	
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Escrow Company, Inc. Coverage: \$490,000.00 Disclosed Premium: (\$669.55) Version: ALTA Owners Policy (06/17/06)	695.00		Settlement Fee to Windmill Title LLC		
Commissions		669.55	Escrow Company, Inc. Coverage: \$490,000.00 Disclosed Premium: (\$669.55)		
			Commissions		
150.00 Base Commission - Listing Agent to Keller	150.00				

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Commissions (continued)		
		Williams Spring Hill Office		
		Base Commission - Selling Agent to Crye-Leike Nashville - Columbia	195.00	
14,700.00		Commission - Listing Agent to Keller Williams Spring Hill Office		
14,700.00		Commission - Selling Agent to Crye-Leike Nashville - Columbia		
		Government Recording and Transfer Charges		
		Recording Fees to Simplifile	101.00	
		Mortgage Tax to Simplifile	550.99	
		Transfer Tax Deed to Simplifile	1,813.00	
		Payoffs		
408,680.00		Payoff of First Mortgage Loan to Lakeview Loan Servicing, LLC Loan Payoff <u>408,680.00</u> Total Payoff <u>408,680.00</u>		
		Miscellaneous		
		Homeowner's Insurance Premium to Liberty Mutual 12 months	1,620.00	
		Prepaid Assessments to Dartford Homeowners Association, Inc	55.00	
		Statement of Account to GHERTNER AND COMPANY	130.00	
		Statement of Account to Homewisedocs.com	20.00	
		Transfer Fee to GHERTNER AND COMPANY	350.00	
		Working Capitial to Dartford Homeowners Association, Inc	1,140.00	
Seller			Borrow	lor
Debit	Credit	-	Debit	Credit
443,210.14	490,669.55	Subtotals	509,309.13	484,001.14
		Due from Borrower		25,307.99
47,459.41		Due to Seller		
490,669.55	490,669.55	Totals	509,309.13	509,309.13

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Realty Title & Escrow Company, Inc. to cause the funds to be disbursed in accordance with this statement.

Borrower

Skyler D Hobbs

Shelby L Hobbs

Seller

Nitin Raj

Puja Raj

Realty Title & Escrow Company, Inc.

BY:

LaShey Welsh