Oxford Title Agency, LLC 1043 Executive Drive Suite 104 Hixson, TN 37343 (423) 417-1248

| File #: | 23-OX-830 | Property | 552 Silding Home Run | Settlement Date | 10/06/2023 |
|----------------|--------------|----------|---|--------------------------|------------|
| Prepared: | 10/05/2023 | | Chattanooga, TN 37405 | Disbursement Date | 10/06/2023 |
| Closing Agent: | Melody Stern | Buyer | Sathiraju Uppalapati and Nandini Chowdary Godavarthi | | |
| | | Seller | Pratt Homebuilders, LLC 1734 Dayton Boulevard Chattanooga, TN 37405 | | |
| | | Lender | Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707 | | |

| Description | Buyer | | | |
|--|--------------|------------------------------|--|--|
| MALIE WAS A TON THE PARTY OF TH | Debit | Credit | | |
| Primary Charges & Credits | | | | |
| Sales Price of Property | \$435,141.00 | | | |
| Deposit | | \$41,000.00 | | |
| Loan Amount | | \$421,950.00 | | |
| Lender Credit | | \$4,204.20 | | |
| Prorations/Adjustments | | | | |
| City/Town Taxes 01/01/2023 to 10/06/2023 | | \$952.05 | | |
| County Taxes 01/01/2023 to 10/06/2023 | | \$852.01 | | |
| Loan Charges | | | | |
| 2,095% of Loan Amount (Points) | \$8,839.85 | | | |
| Underwriting Fee to Movement Mortgage, LLC | \$995.00 | | | |
| Tech Fee to Oxford Title Agency, LLC | \$49.00 | | | |
| Appraisal Fee to Karis Management Group | \$550.00 | | | |
| Credit Report Fee to Xactus | \$160.00 | | | |
| Final Inspection Fee to Karis Management Group | \$175.00 | And the second second second | | |
| Flood Certification Fee to CoreLogic Flood Services | \$7.00 | | | |
| Tax Service Fee to CoreLogic Tax Services | \$68.00 | | | |
| VOE Fee to Xactus | \$50.00 | | | |
| Prepaid Interest (\$80.92 per day from 10/06/2023 to 11/01/2023) | \$2,103.92 | | | |
| Impounds | | | | |
| Homeowner's insurance \$73.08 per month for 4 mo. | \$292.32 | | | |
| Property taxes \$256.67 per month for 2 mo. | \$513.34 | | | |
| County Property Tax \$213.70 per month for 2 mo. | \$427.40 | | | |
| Aggregate adjustment | | \$146.15 | | |
| Government Recording and Transfer Charges | | | | |
| Recording Fees | \$151.00 | | | |
| Deed: \$23.00 | | | | |
| Mortgage: \$128.00 | | | | |
| Conveyance Tax (State Deed Taxes) to Hamilton County Register of Deeds | \$1,610.02 | | | |
| County E-Recording Fee to County Clerk/Simplifile | \$4.00 | | | |
| Mortgage Tax (State Security Instrument Taxes) to Hamilton County Register of Deeds | \$482.94 | | | |

| | 国际企业的企业的企业的企业的企业的企业 | 在EEEEEEEEEEEEEEEEEEEEE |
|--|----------------------------|---|
| Description | Buyer | NEW MARRIED AND A COLLEGE VALLAGED |
| AND DESCRIPTION OF THE PROPERTY OF THE PROPERT | Debit | Credit |
| Title Charges | | |
| Title - Doc Prep Fee to Movement Mortgage, LLC | \$500.00 | |
| Title - Closing Fee - Buyer to Oxford Title Agency, LLC | \$550.00 | |
| Title - CPL (Lender) to First National Title Insurance Company | \$50.00 | |
| Title - Doc Prep Fee to Burd Raulston, PLLC | \$50.00 | |
| Title - E - Recording Fee to County Clerk/Simplifile | \$10.00 | |
| Title - Lender's Title Policy to First National Title Insurance Company | \$50.00 | |
| Title - Owner's Title Policy to First National Title Insurance Company | \$2,272.00 | |
| Miscellaneous Charges | | |
| 2023 City Taxes to City of Chattanooga | \$3,080.05 | Meterical restrictions and the second |
| Broker/Admin Fee to The Edrington Team | \$750.00 | |
| HOA Annual Dues (\$750.00 prorated) to Engle Park HOA | \$207.05 | |
| HOA Initiation Fee to Georgia Community Management, Inc. | \$350.00 | |
| HOA Transfer Fee to Georgia Community Management, Inc. | \$75.00 | |
| Homeowner's Insurance Premium to ASI | \$877.00 | |
| Property Taxes to Hamilton County Register of Deeds | \$2,564.45 | |
| · · · · · · · · · · · · · · · · · · · | 经验的 的现在分词是这种有的种种 | 是数据的EXPLANTED EXPLANTED E |
| THE REPORT OF THE PROPERTY OF THE PARTY OF T | Debit | Credit |
| Subtotals | \$463,005.34 | \$469,104.41 |
| Due to Buyer | \$6,099.07 | 44454544 |
| Totals | \$469,104.41 | \$469,104.41 |

| ACIDIO I I CORCIIICIT | Acknow | ledgement |
|-----------------------|--------|-----------|
|-----------------------|--------|-----------|

We/I have carefully reviewed the 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 Settlement Statement.

We/I authorize Oxford Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

Sathiraju Uppalapati

0/6/2023

Nandini Chowdary Godavarthi

10/06/2029

Broker:

Date

Settlement Agent

Date

CITY OF CHATTANOOGA 101 E 11TH ST ROOM 100 CHATTANOOGA, TN 37402

Jamie Zurkiya, City Treasurer



Phone: 423-643-7262 Email: ptax@chattanooga.gov

OFFICE HOURS

Monday through Friday 8:00 a.m. to 4:30 p.m.

Date Due: 02/29/2024

PIDN: 2023-90430

Security Code: 4751

Parcel #: 171IM009

PRATT LAND & DEVELOPMENT CO LLC 1734 DAYTON BLVD CHATTANOOGA, TN 37405-2016

Location: 552 SLIDING HOME RUN EP 75

| Description | Basis | Rate | Amount Due |
|---------------|--------|--------|------------|
| Real Tax 2023 | 12,500 | 0.0225 | 281.25 |

Total due by FEBRUARY 29, 2024

\$281.25

Past due as of MARCH 1, 2024

PAYMENT OPTIONS

- ONLINE: chattanoogatn.igovservices.com
 Fees apply: 2.55% or \$2.20 minimum for card, \$2 for e-check.
- FIRST HORIZON BANK: CHATTANOOGA LOCATIONS ONLY. Please bring this entire document with you and present separate checks per bill listed above by 02/29/2024
- MAIL: Chattanooga City Treasurer, P.O. Box 191, Chattanooga, TN 37401
 Include bottom portion of this notice, but no other correspondence.
- IN PERSON: City Hall, 101 E 11th Street, 1st Floor

INFORMATION REGARDING THE SENIOR PROGRAMS

TAX RELIEF AND TAX FREEZE IS FOUND ON THE BACK

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR CHECK. TO ENSURE PROPER CREDIT, PLEASE INCLUDE THE PIDN ON YOUR CHECK.



CITY OF CHATTANOOGA TREASURER'S OFFICE 423-643-7262

Location: 552 SLIDING HOME RUN

PIDN: 2023-90430

Date Due: 02/29/2024

Amount Due: \$281.25

Amount Enclosed: _

Please make checks payable to City of Chattanooga

| | Taxes (| Only |
|-----|---------|---------------------------|
| | Partial | Payment |
| See | reverse | side for more information |

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Chattanooga City Treasurer PO Box 191 Chattanooga, TN 37401-0191

202300904300000028125



Hamilton County - 2023 Property Tax Bill # 053403

BILL HULLANDER HAMILTON COUNTY TRUSTEE

PAY AT FIRST HORIZON BANK (14 locations in Hamilton County)

Present entire bill/separate check required for each bill

SCAN THIS QR CODE

PAY BY PHONE: 1-877-728-8945 Extension 1 (Fees apply)

PAY ONLINE: www.hamiltontn.gov/trustee (Fees apply)

For more payment options - see reverse side



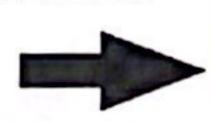
TO PAY YOUR BILL

| 2023 | DESCRIPTION OF PROPERTY | | OWN | VER NAME | 2013年1月1日 |
|------|--|----------|------------|----------|------------|
| 2023 | LT 75 ENGEL PARK PB 127 PG 96 OUT OF 1711 B 001.02 FOR 2023 | PRATT LA | ND & DEVE | LOPMENT | CO LLC |
| | PROPERTY ADDRESS | DIST | MAP# | | |
| 2023 | 552 SLIDING HOME RUN | 1 | 1711 M 009 | | |
| 2023 | TAX OR FEE | ASSES | SMENT | TAX RATE | AMOUNT DUE |
| 2023 | Hamilton County Property Tax | | \$12,500 | 2.2373 | \$279.66 |
| 2023 | closed | | | | |
| 2023 | 10/10/2023 | | | | |
| 2023 | | TOTA | L AMOUNT D | DUE | \$279.66 |



BILL HULLANDER HAMILTON COUNTY TRUSTEE (423) 209-7270

Property Address 552 SLIDING HOME RUN Map # 1711 M 009 TAX YEAR **2023**



| TAX BILL# | 053403 |
|------------|------------|
| AMOUNT DUE | \$279.66 |
| DUE DATE | 02/29/2024 |

AFTER DUE DATE

MAKE CHECKS PAYABLE AND MAIL TO ADDRESS BELOW

FORWARDING SERVICE REQUESTED

PRATT LAND & DEVELOPMENT CO LLC 1734 DAYTON BLVD CHATTANOOGA, TN 37405

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HAMILTON COUNTY TRUSTEE

P.O. BOX 11047

CHATTANOOGA, TN 37401-2047

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