

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

ALTA Buyer's Settlement Statement

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	
	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	
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	

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



Phone: 423-643-7262
Email: ptax@chattanooga.gov
OFFICE HOURS
Monday through Friday
8:00 a.m. to 4:30 p.m.

Jamie Zurkiya, City Treasurer

**CITY OF CHATTANOOGA
2023 TAX NOTICE**

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

PAY ONLINE:



**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

PIDN: 2023-90430
Date Due: 02/29/2024
Amount Due: \$281.25

Location: 552 SLIDING HOME RUN

Amount Enclosed: _____
Please make checks payable to City of Chattanooga

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



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

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

SCAN THIS QR CODE



TO PAY YOUR BILL

2023
2023

2023

DESCRIPTION OF PROPERTY

OWNER NAME

LT 75 ENGEL PARK PB 127 PG 96
OUT OF 171I B 001.02 FOR 2023

PRATT LAND & DEVELOPMENT CO LLC

2023

PROPERTY ADDRESS

DIST

MAP #

552 SLIDING HOME RUN

1

171I M 009

2023

TAX OR FEE

ASSESSMENT

TAX RATE

AMOUNT DUE

Hamilton County Property Tax

\$12,500

2.2373

\$279.66

2023

2023

2023

2023

closed
10/10/2023

TOTAL AMOUNT DUE

\$279.66



BILL HULLANDER
HAMILTON COUNTY TRUSTEE
(423) 209-7270

Property Address 552 SLIDING HOME RUN
Map # 171I M 009

TAX YEAR
2023



INTEREST ADDED
AFTER DUE DATE

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

MAKE CHECKS PAYABLE AND MAIL TO
ADDRESS BELOW

FORWARDING SERVICE REQUESTED

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

HAMILTON COUNTY TRUSTEE
P.O. BOX 11047
CHATTANOOGA, TN 37401-2047



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