

**Parkway Law Group, LLC**  
**ALTA Universal ID:**  
**354 Corporate Center Court**  
**Stockbridge, GA 30281**



File No./Escrow No.: ZC-230369-A  
 Print Date & Time: April 12, 2023 8:39 am  
 Officer/Escrow Officer: Tracey Merritt-Smith  
 Settlement Location: 354 Corporate Center Court  
 Stockbridge, GA 30281  
 Property Address: 7750 Hana Court  
 Jonesboro, GA 30236  
 Borrower: Monica L. Thomas  
 3440 Boulder Park Drive SW  
 Apt 517  
 Atlanta, GA 30331  
 Seller: Mixon L. Weaver, Jr.  
 7750 Hana Court  
 Jonesboro, GA 30236  
 Lender: Highland Mortgage  
 Settlement Date : April 14, 2023  
 Disbursement Date : April 14, 2023

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	250,000.00	Sale Price of Property	250,000.00	
		Deposit		1,500.00
		Loan Amount		245,471.00
13,600.00		Seller Credit		13,600.00
		<b>Prorations/Adjustments</b>		
10.02		County Taxes/13207D A037 01/01/23-04/15/23		10.02
		<b>Title Charges and Escrow/Settlement Charges</b>		
		Attorney Fee to Parkway Law Group, LLC	300.00	
		Closing Protection Letter to Zillow Closing Services	50.00	
80.00		Post Closing Audit Fee to Parkway Law Group, LLC		
		Settlement Fee to Parkway Law Group, LLC	750.00	
		Title Search Fee to Zillow Closing Services	175.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
25.00		Water Report Fee to Parkway Law Group, LLC		
		Lender's Title Insurance to Zillow Closing Services Coverage: \$245,471.00 Premium: \$150.00 Version: ALTA Loan Policy (06/17/06)	150.00	
		Owner's Title Insurance to Zillow Closing Services Coverage: \$250,000.00 Premium: \$1,097.50 Version: ALTA Owners Policy (06/17/06)	1,097.50	
		E-Recording Fee to Parkway Law Group, LLC	50.00	
		<b>Commissions</b>		
7,500.00		Commission - Listing Agent to Joe Stockdale Real Estate		
7,500.00		Commission - Selling Agent to Regal Realty Group LLC		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Clayton County Clerk of Court	50.00	
		GRMA Fee to State of Georgia	10.00	
		Intangible Tax to Clayton County Clerk of Court	736.50	
		Transfer Tax to Clayton County Clerk of Court	250.00	
		<b>Payoffs</b>		
127,497.14		Payoff of First Mortgage Loan to Loandepot.com, LLC 5001600013 Loan Payoff <u>127,497.14</u> Total Payoff <u>127,497.14</u>		
32,205.34		Payoff of Second Mortgage Loan to Mosaic 125051 Loan Payoff <u>32,205.34</u> Total Payoff <u>32,205.34</u>		
		<b>Miscellaneous</b>		
644.00		Home Warranty to HSA Home Warranty 624899228		
115.37		Water to Clayton County Water Authority		
		Termite Letter \$150.00 paid outside closing by Seller		

<b>Seller</b>			<b>Borrower</b>	
<b>Debit</b>	<b>Credit</b>		<b>Debit</b>	<b>Credit</b>
189,176.87	250,000.00	<b>Subtotals</b>	253,619.00	260,581.02
60,823.13		<b>Due to Seller/Borrower</b>	6,962.02	
250,000.00	250,000.00	<b>Totals</b>	260,581.02	260,581.02