

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.64293
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Frank A. Turman
 3453 Victory Drive
 Columbus, Georgia 31903

F. Lender: Frank A. Turman
 3453 Victory Drive
 Columbus, Georgia 31903
 39 Ticknor Drive

G. Property: Columbus, Muscogee County, Georgia 31903
 Land Lot 29, 7th District, Lots 29 & 30, Block Q, Fourth Addition to Torch Hill Heights Subdivision, Book 7,
 Page 297, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: March 31, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	75,000.00	401. Contract Sales Price	75,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	2,573.02	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	77,573.02	420. Gross Amount Due to Seller:	75,000.00
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	1,000.00
202. Principal Amount of New Loan	70,000.00	502. Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	70,000.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Mar 31, 2023	413.31	511. County / Parish Taxes Jan 1, 2023 thru Mar 31, 2023	413.31
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	71,413.31	520. Total Reductions in Amount Due Seller:	71,438.31
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	77,573.02	601. Gross Amount due to Seller (line 420)	75,000.00
302. Less Amount Paid by/for Borrower (line 220)	71,413.31	602. Less Reductions Amount due Seller (line 520)	71,438.31

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.

6. File Number:
G0439.64244.1

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Flores Properties, LLC**
1397 Cherokee Trail
Lawrenceville, Georgia 30043

E. Seller: **Nadal Capital, LLC**
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

F. Lender:

G. Property: 134 Torch Hill Road
Columbus, Muscogee County, Georgia 31903
Land Lot 29, 7th District, Lot 21, Block M, Addition to Torch Hill Heights, Book 6, Page 27, Muscogee County, Georgia

H. Settlement Agent: **MARTIN SNOW, LLP**
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: **March 31, 2023**

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	7,000.00	401. Contract Sales Price	7,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,122.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	8,122.50	420. Gross Amount Due to Seller:	7,000.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	1,000.00
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Mar 31, 2023	153.92	511. County / Parish Taxes Jan 1, 2023 thru Mar 31, 2023	153.92
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	1,153.92	520. Total Reductions in Amount Due Seller:	1,153.92
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	8,122.50	601. Gross Amount due to Seller (line 420)	7,000.00
302. Less Amount Paid by/for Buyer (line 220)	1,153.92	602. Less Reductions Amount due Seller (line 520)	1,153.92
303. Cash From Buyer:	\$6,968.58	603. Cash To Seller:	\$5,846.08

Buyer Initials: **M.F.** Marvin I. Flores
 Seller Initials: **GN** Guillermo William Nadal

A. Borrower Name:

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.64225

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: **Nadal Capital, LLC**
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: **Frank A. Turman**
3453 Victory Drive
Columbus, Georgia 31903

F. Lender: **Frank A. Turman**
3453 Victory Drive
Columbus, Georgia 31903
91 Munson Drive

G. Property: **Columbus, Muscogee County, Georgia 31903**
Lot 25 and Pt. Lot 24, Block G, Benning Hills Subdivision, Book 1, Page 141, Muscogee County, Georgia

H. Settlement Agent: **MARTIN SNOW, LLP**
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: **March 27, 2023**

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	18,000.00	401. Contract Sales Price	18,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,290.62	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	19,290.62	420. Gross Amount Due to Seller:	18,000.00
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	500.00	501. Excess Deposit (see instructions)	500.00
202. Principal Amount of New Loan	15,500.00	502. Settlement Charges to Seller (Line 1400)	50.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	15,500.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	126.45	511. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	126.45
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	16,126.45	520. Total Reductions in Amount Due Seller:	16,176.45
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	19,290.62	601. Gross Amount due to Seller (line 420)	18,000.00
302. Less Amount Paid by/for Borrower (line 220)	16,126.45	602. Less Reductions Amount due Seller (line 520)	16,176.45
303. Cash From Borrower:	\$3,164.17	603. Cash To Seller:	\$1,823.55

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. File Number:
G0439.64245

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Frank A. Turman
 3453 Victory Drive
 Columbus, Georgia 31903
 Frank A. Turman and Edna E. Turman

F. Lender: 3453 Victory Drive
 Columbus, Georgia 31903

G. Properties: 2214 Simmons Avenue
 Columbus, Muscogee County, Georgia 31903
 Land Lot 30, 7th District, Lot 2, Block F, Lumpkin
 Terrace Subdivision, Book 6, Page 185, Muscogee
 County, Georgia
 2551 Bond Avenue
 Columbus, Muscogee County, Georgia 31903
 Land Lot 36, 7th District, Lot 8, Block F, Cherokee
 Park Subdivision, Book 15, Page 70, Muscogee
 County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: March 27, 2023

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	33,000.00	401. Contract Sales Price	33,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,709.05	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	34,709.05	420. Gross Amount Due to Seller:	33,000.00
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	1,000.00
202. Principal Amount of New Loan	30,000.00	502. Settlement Charges to Seller (Line 1400)	50.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	30,000.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	318.74	511. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	318.74
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	31,318.74	520. Total Reductions in Amount Due Seller:	31,368.74
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	34,709.05	601. Gross Amount due to Seller (line 420)	33,000.00
302. Less Amount Paid by/for Borrower (line 220)	31,318.74	602. Less Reductions Amount due Seller (line 520)	31,368.74

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW,
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. File Number:
G0439.64245

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Frank A. Turman
 3453 Victory Drive
 Columbus, Georgia 31903
 Frank A. Turman and Edna E. Turman

F. Lender: 3453 Victory Drive
 Columbus, Georgia 31903

G. Properties: 2214 Simmons Avenue
 Columbus, Muscogee County, Georgia 31903
 Land Lot 30, 7th District, Lot 2, Block F, Lumpkin Terrace Subdivision, Book 6, Page 185, Muscogee County, Georgia

2551 Bond Avenue
 Columbus, Muscogee County, Georgia 31903
 Land Lot 36, 7th District, Lot 8, Block F, Cherokee Park Subdivision, Book 15, Page 70, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: March 27, 2023

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	33,000.00	401. Contract Sales Price	33,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,709.05	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	34,709.05	420. Gross Amount Due to Seller:	33,000.00
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	1,000.00
202. Principal Amount of New Loan	30,000.00	502. Settlement Charges to Seller (Line 1400)	50.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	30,000.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	318.74	511. County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	318.74
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	31,318.74	520. Total Reductions in Amount Due Seller:	31,368.74
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	34,709.05	601. Gross Amount due to Seller (line 420)	33,000.00
302. Less Amount Paid by/for Borrower (line 220)	31,318.74	602. Less Reductions Amount due Seller (line 520)	31,368.74

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
 G0439.64121

7. Loan Number:
 03062023

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Stepping Stone Trucking, LLC
 204 Hillandale Parkway
 Lithonia, Georgia 30058

F. Lender: Ashford Group 401k Trust
 1850 Cotillion Drive, Unit 2417
 Dunwoody, Georgia 30338

G. Property: 862 Fort Hill Street
 Macon, Bibb County, Georgia 31217
 Lot 2, Block 46, Lot 4, Woolfolk Lands, Book 65, Page 721, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: March 10, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:

101. Contract Sales Price 25,000.00
 102. Personal Property
 103. Settlement Charges to Borrower (line 1400) 2,645.32

Adjustments for Items Paid by Seller in Advance:

106. City / Town Taxes
 107. County / Parish Taxes
 108. Assessments
 109. Solid Waste Mar 11, 2023 thru Mar 31, 2023 14.00

120. Gross Amount Due from Borrower: 27,659.32

400. Gross Amount Due To Seller:

401. Contract Sales Price 25,000.00
 402. Personal Property
 403.

Adjustments for Items Paid by Seller in Advance:

406. City / Town Taxes
 407. County / Parish Taxes
 408. Assessments
 409. Solid Waste Mar 11, 2023 thru Mar 31, 2023 14.00

420. Gross Amount Due to Seller: 25,014.00

200. Amounts Paid by or in Behalf of Borrower:

201. Deposit / Earnest Money
 202. Principal Amount of New Loan 25,000.00
 203. Existing Loan(s)

204.

205.

206.

207.

208.

Adjustments for Items Unpaid by Seller:

210. City / Town Taxes
 211. County / Parish Taxes Jan 1, 2023 thru Mar 10, 2023 53.57
 212. Assessments

220. Total Paid by / for Borrower: 25,053.57

500. Reductions in Amount Due to Seller:

501. Excess Deposit (see instructions)
 502. Settlement Charges to Seller (Line 1400) 50.00
 503. Existing Loan(s)

504. Payoff of First Mortgage

505. Payoff of Second Mortgage

506. Purchase Money Mortgage

507. Real Property and Solid Waste as of 3/7/23 to Macon-Bibb County Tax Commissioner 3,021.61

508. Sellers' Attorney Fees to Mayo Hill 800.00

Adjustments for Items Unpaid by Seller:

510. City / Town Taxes
 511. County / Parish Taxes Jan 1, 2023 thru Mar 10, 2023 53.57
 512. Assessments

520. Total Reductions in Amount Due Seller: 3,925.18

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120) 27,659.32
 302. Less Amount Paid by/for Borrower (line 220) 25,053.57

303. Cash From Borrower: \$2,605.75

600. Cash at Settlement to / from Seller:

601. Gross Amount due to Seller (line 420) 25,014.00
 602. Less Reductions Amount due Seller (line 520) 3,925.18

603. Cash To Seller: \$21,088.82

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.64133
 7. Loan Number:
02242023
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Marie Hew
 5081 Leeshire Trail SE
 Atlanta, Georgia 30339
 4052 Lindsey Drive
 Macon, Bibb County, Georgia 31206

G. Property: Land Lot 146 & 159, 14th District, Lot 4, Block B, Lindsey Park Subdivision, Section 1, Book 29, Page 83,
 Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: February 24, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	32,000.00	401. Contract Sales Price	32,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,879.75	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Solid Waste Feb 25, 2023 thru Mar 31, 2023	23.33	409. Solid Waste Feb 25, 2023 thru Mar 31, 2023	23.33
120. Gross Amount Due from Borrower:	33,903.08	420. Gross Amount Due to Seller:	32,023.33
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	33,000.00	502. Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Coleman Properties, Inc.	15,000.00
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Solid Waste to Macon-Bibb County Tax Commissioner	484.28
208.		508. Property Taxes to Macon-Bibb County Tax Commissioner	802.85
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13	511. County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	33,027.13	520. Total Reductions in Amount Due Seller:	16,339.26
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	33,903.08	601. Gross Amount due to Seller (line 420)	32,023.33
302. Less Amount Paid by/for Borrower (line 220)	33,027.13	602. Less Reductions Amount due Seller (line 520)	16,339.26

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.64133
 7. Loan Number:
02242023
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Marie Hew
 5081 Leeshire Trail SE
 Atlanta, Georgia 30339

G. Property: 4052 Lindsey Drive
 Macon, Bibb County, Georgia 31206
 Land Lot 146 & 159, 14th District, Lot 4, Block B, Lindsey Park Subdivision, Section 1, Book 29, Page 83,
 Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: February 24, 2023

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	32,000.00	401. Contract Sales Price	32,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,879.75	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Solid Waste Feb 25, 2023 thru Mar 31, 2023	23.33	409. Solid Waste Feb 25, 2023 thru Mar 31, 2023	23.33
120. Gross Amount Due from Borrower:	33,903.08	420. Gross Amount Due to Seller:	32,023.33
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	33,000.00	502. Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Coleman Properties, Inc.	15,000.00
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Solid Waste to Macon-Bibb County Tax Commissioner	484.28
208.		508. Property Taxes to Macon-Bibb County Tax Commissioner	802.85
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13	511. County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	33,027.13	520. Total Reductions in Amount Due Seller:	16,339.26
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	33,903.08	601. Gross Amount due to Seller (line 420)	32,023.33
302. Less Amount Paid by/for Borrower (line 220)	33,027.13	602. Less Reductions Amount due Seller (line 520)	16,339.26

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

- 1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6 File Number G0439.66124
7 Loan Number
8 Mortgage Ins. Case No.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067
E. Seller: Hilliard C. Arline, IV
225 Steeplechase Run
Warner Robins, Georgia 31088
F. Lender: Coleman Properties, Inc.
5437 Bowman Rd, Ste. 120, Box 110
Macon, Georgia 31210
3307 Guthrie Drive
G. Property: Macon, Bibb County, Georgia 31204
Lot 15, Block O, Hillcrest Heights Subdivision, Book 13, Page 95, Bibb County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County
I. Settlement Date: February 21, 2024

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

Table with 2 columns: J. Summary of Borrower's Transaction and K. Summary of Seller's Transaction. Rows include 100. Gross Amount Due From Borrower, 200. Amounts Paid by or in Behalf of Borrower, 220. Total Paid by / for Borrower, 400. Gross Amount Due To Seller, 500. Reductions in Amount Due to Seller, and 520. Total Reductions in Amount Due Seller.

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. [] FHA 2. [] FMHA 3. [] CONV. UNINS.

4. [] VA 5. [] CONV. INS.

6. File Number:
G0439.63907

7. Loan Number:
02172023

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower:
Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller:
William E. Turman and Dixie C. Turman
6958 Setter Drive
Columbus, Georgia 31909

F. Lender:
William E. Turman and Dixie C. Turman
3453 Victory Drive
Columbus, Georgia 31903

G. Property:
1502 Foye Avenue
Columbus, Muscogee County, Georgia 31903
Land Lot 7, 7th District, Lot 1, Block L, Addition to Pine Hill Subdivision, Book 11, Page 24, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: February 17, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:

101. Contract Sales Price 22,500.00
102. Personal Property
103. Settlement Charges to Borrower (line 1400) 1,323.00

Adjustments for Items Paid by Seller in Advance:

106. City / Town Taxes
107. County / Parish Taxes
108. Assessments

120. Gross Amount Due from Borrower: 23,823.00

400. Gross Amount Due To Seller:

401. Contract Sales Price 22,500.00
402. Personal Property

Adjustments for Items Paid by Seller in Advance:

406. City / Town Taxes
407. County / Parish Taxes
408. Assessments

420. Gross Amount Due to Seller: 22,500.00

200. Amounts Paid by or in Behalf of Borrower:

201. Deposit / Earnest Money 2,500.00
202. Principal Amount of New Loan 20,000.00
203. Existing Loan(s)
204.
205.
206.

Adjustments for Items Unpaid by Seller:

210. City / Town Taxes
211. County / Parish Taxes Jan 1, 2023 thru Feb 17, 2023 115.40
212. Assessments

220. Total Paid by / for Borrower: 22,615.40

500. Reductions in Amount Due to Seller:

501. Excess Deposit (see instructions)
502. Settlement Charges to Seller (Line 1400) 25.00
503. Existing Loan(s)
504. Payoff of First Mortgage
505. Payoff of Second Mortgage
506. Purchase Money Mortgage 20,000.00

Adjustments for Items Unpaid by Seller:

510. City / Town Taxes
511. County / Parish Taxes Jan 1, 2023 thru Feb 17, 2023 115.40
512. Assessments

520. Total Reductions in Amount Due Seller: 20,140.40

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120) 23,823.00
302. Less Amount Paid by/for Borrower (line 220) 22,615.40

600. Cash at Settlement to / from Seller:

601. Gross Amount due to Seller (line 420) 22,500.00
602. Less Reductions Amount due Seller (line 520) 20,140.40

DAVIS & ASSOCIATES ATTORNEYS AT LAW, LLC
3475 DALLAS HIGHWAY, SUITE 112
MARIETTA, GEORGIA 30064
7704265440

File No./Escrow No.: 23-207H
 Print Date & Time: February 15, 2023 at 10:53 AM
 Officer/Escrow Officer: AMEE DAVIS
 Settlement Location: DAVIS & ASSOCIATES ATTORNEYS AT LAW, LLC, 3475 DALLAS HWY, STE 112, MARIETTA, GA 30064
 3475 DALLAS HIGHWAY, SUITE 112, MARIETTA, GEORGIA 30064
 Property Address: 3050 HILLCREST AVE, MACON, GA 31204
 Borrower: JOSE E GALVAN
 Seller: NADAL CAPITAL, LLC
 Settlement Date: February 17, 2023
 Disbursement Date: February 17, 2023

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
Financial				
	25,000.00	Sale Price of Property	25,000.00	
		Deposit including earnest money		2,000.00
Prorations/Adjustments				
27.83		County Taxes from 01/01/23 to 02/17/23		27.83
	52.11	PRORATA OF SOLID WASTE BILL from	52.11	
Title Charges				
		Title - Owner's title insurance (optional)	200.00	
		Title - Settlement or closing fee-	395.00	
		Title-Title Exam	235.00	
30.00		Title-Payoff Handling Fee		
45.00		Title-Post Closing Fee		
Commission				
625.00		Real Estate Commission		
625.00		Real Estate Commission		
Government Recording and Transfer Charges				
		Record Deed	25.00	
25.00		RECORD RELEASE		
		TRANSFER TAX	25.00	
Payoff(s)				
17,416.16		Payoff of First Mortgage Loan		
		as of 02/17/23		
		Principal Balance \$17,416.16		
Other Charges				
60.00		SOLID WASTE BILL		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
18,853.99	25,052.11	Subtotals	25,932.11	2,027.83
		Due From Borrower		23,904.28
6,198.12		Due To Seller		
25,052.11	25,052.11	TOTALS	25,932.11	25,932.11

Closing Disclosure

Closing Information

Date Issued
Closing Date 02/21/23
Disbursement Date 02/21/23
Settlement Agent GOGGANS, STUTZMAN, HUDSON, WILSON & MIZE, LLP
File # 3-01081
Property 2326 Fort Benning Road
 Columbus, GA 31903

Sale Price \$ 76,000.00

Transaction Information

Borrower Mary Rodgers and Rayvon Rodgers
 2326 Fort Benning Road
 Columbus, GA 31903

Seller Nadal Capital LLC
 1831 Ashborough Court #H
 Marietta, Ga 30067

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 76,000.00
01 Sale Price of Property		\$ 76,000.00
02 Sale Price of Any Personal Property Included in Sale		
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09 City/Town Taxes		
10 County Taxes		
11 Assessments		
12		
13		
14		
15		
16		
N. Due from Seller at Closing		\$ 62,086.12
01 Excess Deposit		
02 Closing Costs Paid at Closing (J)		\$ 6,529.19
03 Existing Loan(s) Assumed or Taken Subject to		
04 Payoff of First Mortgage Loan		\$ 38,228.61
05 Payoff of Second Mortgage Loan		\$ 12,639.03
06		
07		
08 Seller Credit		\$ 4,560.00
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14 City/Town Taxes		
15 County Taxes	01/01/23 to 02/22/23	\$ 129.29
16 Assessments		
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 76,000.00
Total Due from Seller at Closing (N)	- \$ 62,086.12
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$ 13,913.88

Contact Information

REAL ESTATE BROKER (B)

Name	EXP Realty, LLC
Address	1230 Peachtree st NE Ste1900 Atlanta, GA, 30309
GA License ID	H-65080
Contact	Michael Kennedy
Contact GA License ID	409867
Email	michael@kennedyrealestateteam.net
Phone	(888)959-9461

REAL ESTATE BROKER (S)

Name	EXP Realty, LLC
Address	1230 Peachtree st NE Ste1900 Atlanta, GA, 30309
GA License ID	H-65080
Contact	Michael Kennedy
Contact GA License ID	409867
Email	michael@kennedyrealestateteam.net
Phone	(888)959-9461

SETTLEMENT AGENT

Name	GOGGANS, STUTZMAN, HUDSON, WILSON &
Address	5650 WHITESVILLE ROAD, STE 206 COLUMBUS, GA 31904
GA License ID	21-74022
Contact	DONOVAN JACOB WALLACE
Contact GA License ID	856069
Email	
Phone	(706)317-3440



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

- 1. [] FHA 2. [] FMHA 3. [] CONV. UNINS.
4. [] VA 5. [] CONV. INS.
6. File Number: G0439.63933
7. Loan Number: 02062023
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067
E. Seller: Nalini Khooblall and Kalowtie Khooblall
4057 Pershing Avenue
Macon, Georgia 31204
F. Lender: Isaacs Enterprises ATL, LLC
P.O. Box 5434
Douglasville, Georgia 30154
4169 San Carlos Drive
Macon, Bibb County, Georgia 31206
G. Property: Land Lot 117, MRW District, Lots 15 & 16, Block 2C, Lynmore Estates, retraced Book 8 Page 90A-D, Book 4, Page 30-31, Bibb County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County
I. Settlement Date: February 6, 2023

Table with 2 columns: J. Summary of Borrower's Transaction and K. Summary of Seller's Transaction. Rows include 100. Gross Amount Due From Borrower, 200. Amounts Paid by or in Behalf of Borrower, 300. Cash at Settlement from / to Borrower, 400. Gross Amount Due To Seller, 500. Reductions in Amount Due to Seller, 600. Cash at Settlement to / from Seller, 303. Cash From Borrower, 603. Cash To Seller.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.63766

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: William E. Turman and Dixie C. Turman
 6958 Setter Drive
 Columbus, Georgia 31909

F. Lender: William E. Turman and Dixie C. Turman
 3453 Victory Drive
 Columbus, Georgia 31903

G. Property: 823 Benning Drive
 Columbus, Muscogee County, Georgia 31903
 Lots 26 & 27, Block J, Addition to Benning Park Annex, Book 85, Page 213, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: February 6, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:

101. Contract Sales Price 8,000.00
 102. Personal Property
 103. Settlement Charges to Borrower (line 1400) 1,069.50

Adjustments for Items Paid by Seller in Advance:

106. City / Town Taxes
 107. County / Parish Taxes
 108. Assessments

120. Gross Amount Due from Borrower: 9,069.50

400. Gross Amount Due To Seller:

401. Contract Sales Price 8,000.00
 402. Personal Property
 403.

Adjustments for Items Paid by Seller in Advance:

406. City / Town Taxes
 407. County / Parish Taxes
 408. Assessments

420. Gross Amount Due to Seller: 8,000.00

200. Amounts Paid by or in Behalf of Borrower:

201. Deposit / Earnest Money 1,000.00
 202. Principal Amount of New Loan 7,000.00
 203. Existing Loan(s)
 204.
 205.
 206.

Adjustments for Items Unpaid by Seller:

210. City / Town Taxes
 211. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023 58.34
 212. Assessments

220. Total Paid by / for Borrower: 8,058.34

500. Reductions in Amount Due to Seller:

501. Excess Deposit (see instructions)
 502. Settlement Charges to Seller (Line 1400) 0.00
 503. Existing Loan(s)
 504. Payoff of First Mortgage
 505. Payoff of Second Mortgage
 506. Purchase Money Mortgage 7,000.00

Adjustments for Items Unpaid by Seller:

510. City / Town Taxes
 511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023 58.34
 512. Assessments

520. Total Reductions in Amount Due Seller: 7,058.34

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120) 9,069.50
 302. Less Amount Paid by/for Borrower (line 220) 8,058.34

600. Cash at Settlement to / from Seller:

601. Gross Amount due to Seller (line 420) 8,000.00
 602. Less Reductions Amount due Seller (line 520) 7,058.34

303. Cash From Borrower: \$1,011.16

603. Cash To Seller: \$941.66

**U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.63937

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Nidia E. Burgos Lopez and Juana E. Hernandez Burgos**

Nadal Capital, LLC

E. Seller: 1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

F. Lender: 1146 Sunnysdale Drive
Macon, Bibb County, Georgia 31217

G. Property: Land Lot 41, MRE District, Lot 123, Sunnysdale Acres Subdivision, Section IV, Book 29, Page 113, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: February 6, 2023

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 39,000.00	401. Contract Sales Price 39,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,977.50	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
109. Solid Waste Feb 7, 2023 thru Mar 31, 2023 35.33	409. Solid Waste Feb 7, 2023 thru Mar 31, 2023 35.33
120. Gross Amount Due from Buyer: 41,012.83	420. Gross Amount Due to Seller: 39,035.33
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 3,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023 31.09	511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023 31.09
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 3,031.09	520. Total Reductions in Amount Due Seller: 31.09
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 41,012.83	601. Gross Amount due to Seller (line 420) 39,035.33
302. Less Amount Paid by/for Buyer (line 220) 3,031.09	602. Less Reductions Amount due Seller (line 520) 31.09
303. Cash From Buyer: \$37,981.74	603. Cash To Seller: \$39,004.24

Buyer Initials:

NE
JB

Nidia E. Burgos Lopez

JH

Juana E. Hernandez Burgos

Seller Initials:

Guillermo William Nadal

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.63962
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Fausto A. Salcedo**
5124 Beach Channl 2G
Far Rockaway, New York 11691

E. Seller: **Nadal Capital, LLC**
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

F. Lender: **101 Pine Ridge Drive**
Byron, Peach County, Georgia 31008

G. Property: **Land Lot 7, 5th District, Lot 1, in a Subdivision of Lot No. 25 of the George Mill Subdivision, Book 7, Page 226, Peach County, Georgia**

H. Settlement Agent: **MARTIN SNOW, LLP**
Place of Settlement: **4025 Vineville Avenue, Macon, Georgia 31210 Bibb County**

I. Settlement Date: **February 3, 2023**

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 90,000.00	401. Contract Sales Price 90,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,518.00	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
120. Gross Amount Due from Buyer: 91,518.00	420. Gross Amount Due to Seller: 90,000.00
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 2,000.00	501. Excess Deposit (see instructions) 2,000.00
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes Jan 1, 2023 thru Feb 3, 2023 27.57	510. City / Town Taxes Jan 1, 2023 thru Feb 3, 2023 27.57
211. County / Parish Taxes Jan 1, 2023 thru Feb 3, 2023 82.45	511. County / Parish Taxes Jan 1, 2023 thru Feb 3, 2023 82.45
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 2,110.02	520. Total Reductions in Amount Due Seller: 2,110.02
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 91,518.00	601. Gross Amount due to Seller (line 420) 90,000.00
302. Less Amount Paid by/for Buyer (line 220) 2,110.02	602. Less Reductions Amount due Seller (line 520) 2,110.02
303. Cash From Buyer: \$89,407.98	603. Cash To Seller: \$87,889.98

Buyer Initials: **FAS** Fausto A. Salcedo
Seller Initials: **GN** Guillero William Nadal

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. [] FHA 2. [] FMHA 3. [] CONV. UNINS.

4. [] VA 5. [] CONV. INS.

6. File Number:
G0439.63767

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067
E. Seller: ESG Real Estate Investments, LLC
58 White Rose Court
Loganville, Georgia 30052
F. Lender: Melissa Tavilla
4527 Duane Drive
Buford, Georgia 30519
4320 Marion Avenue
G. Property: Macon, Bibb County, Georgia 31206
MRW District, Lot 31, Block 3-A, Lynmore Estates, retraced in PB8-PG90A,B,C&D, Book 4, Page 130-131, Bibb County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County
I. Settlement Date: January 31, 2023

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

Table with 2 main columns: J. Summary of Borrower's Transaction and K. Summary of Seller's Transaction. Rows include 100. Gross Amount Due From Borrower, 200. Amounts Paid by or in Behalf of Borrower, 300. Cash at Settlement from / to Borrower, 400. Gross Amount Due To Seller, 500. Reductions in Amount Due to Seller, 600. Cash at Settlement to / from Seller.

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63728AB
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Ariana Monroy Garcia
 85 Lafayette Drive
 Columbus, Georgia 31903

F. Lender: Melissa Tavilla
 4527 Duane Drive
 Buford, Georgia 30519
 85 Lafayette Drive
 Columbus, Muscogee County, Georgia 31903

G. Property: Pt Lot 14, Block O, Tract II, East Portion of Benning Hills Subdivision, Book 6, Page 245, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: January 4, 2023

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	12,000.00	401. Contract Sales Price	12,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,252.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	13,252.50	420. Gross Amount Due to Seller:	12,000.00
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	12,000.00	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Tax Withholding	1,800.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Jan 4, 2023	2.79	511. County / Parish Taxes Jan 1, 2023 thru Jan 4, 2023	2.79
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	12,002.79	520. Total Reductions in Amount Due Seller:	1,802.79
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	13,252.50	601. Gross Amount due to Seller (line 420)	12,000.00
302. Less Amount Paid by/for Borrower (line 220)	12,002.79	602. Less Reductions Amount due Seller (line 520)	1,802.79
303. Cash From Borrower:	\$1,249.71	603. Cash To Seller:	\$10,197.21

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

- 1. [] FHA 2. [] FMHA 3. [] CONV. UNINS.
4. [] VA 5. [] CONV. INS.
6. File Number: G0439.65913
7. Loan Number.
8. Mortgage Ins. Case No.

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067
E. Seller: Carlos Gonzalez
3124 Wngate Dr.
Buford, Georgia 30519
F. Lender: Tereena Bryan
5081 Leeshire Trail SE
Atlanta, Georgia 30339
G. Property: 19 30th Avenue
Columbus, Muscogee County, Georgia 31903
Land Lot 82, Coweta Reserve District, Lot 7, Block I, T. K. Kendrick Survey Subdivision, Book 4, Page 3,
Muscogee County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County
I. Settlement Date: January 5, 2024

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

Table with 2 columns: Description, Amount. Rows include: 100. Gross Amount Due From Borrower: 30,000.00; 101. Contract Sales Price; 102. Personal Property; 103. Settlement Charges to Borrower (line 1400); Adjustments for Items Paid by Seller in Advance; 106. City / Town Taxes; 107. County / Parish Taxes; 108. Assessments; 120. Gross Amount Due from Borrower: 31,220.50; 200. Amounts Paid by or in Behalf of Borrower: 30,000.00; 201. Deposit / Earnest Money; 202. Principal Amount of New Loan; 203. Existing Loan(s); Adjustments for Items Unpaid by Seller; 210. City / Town Taxes; 211. County / Parish Taxes Jan 1, 2024 thru Jan 5, 2024; 212. Assessments; 220. Total Paid by / for Borrower: 30,002.05; 300. Cash at Settlement from / to Borrower: 31,220.50; 301. Gross Amount due from Borrower (line 120); 302. Less Amount Paid by/for Borrower (line 220)

Table with 2 columns: Description, Amount. Rows include: 400. Gross Amount Due To Seller: 30,000.00; 401. Contract Sales Price; 402. Personal Property; 403. Adjustments for Items Paid by Seller in Advance; 406. City / Town Taxes; 407. County / Parish Taxes; 408. Assessments; 420. Gross Amount Due to Seller: 30,000.00; 500. Reductions in Amount Due to Seller: 0.00; 501. Excess Deposit (see instructions); 502. Settlement Charges to Seller (Line 1400); 503. Existing Loan(s); 504. Payoff of First Mortgage; 505. Payoff of Second Mortgage; 506. Purchase Money Mortgage; Adjustments for Items Unpaid by Seller; 510. City / Town Taxes; 511. County / Parish Taxes Jan 1, 2024 thru Jan 5, 2024; 512. Assessments; 520. Total Reductions in Amount Due Seller: 2.05; 600. Cash at Settlement to / from Seller: 30,000.00; 601. Gross Amount due to Seller (line 420); 602. Less Reductions Amount due Seller (line 520)

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.

6. File Number:

G0439.63729

7. Loan Number:

010423

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: Torya Jones
826b Winston Road
Columbus, Georgia 31903

F. Lender: Isaacs Enterprises ATL, LLC
P.O. Box 5434
Douglasville, Georgia 30154

G. Property: 903 Winston Road
Columbus, Muscogee County, Georgia 31903
Lot 35 &36, Block M, Benning Park Annex, Book 85, Page 213, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: January 4, 2023

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower:	
101. Contract Sales Price	21,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	2,245.69
Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes	
107. County / Parish Taxes	
108. Assessments	
120. Gross Amount Due from Borrower:	23,245.69
200. Amounts Paid by or in Behalf of Borrower:	
201. Deposit / Earnest Money	500.00
202. Principal Amount of New Loan	21,000.00
203. Existing Loan(s)	
204.	
205.	
206.	
207.	
Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2023 thru Jan 4, 2023	10.08
212. Assessments	
220. Total Paid by / for Borrower:	21,510.08
300. Cash at Settlement from / to Borrower:	
301. Gross Amount due from Borrower (line 120)	23,245.69
302. Less Amount Paid by/for Borrower (line 220)	21,510.08
303. Cash From Borrower:	\$1,735.61

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller:	
401. Contract Sales Price	21,000.00
402. Personal Property	
403.	
Adjustments for Items Paid by Seller in Advance:	
406. City / Town Taxes	
407. County / Parish Taxes	
408. Assessments	
420. Gross Amount Due to Seller:	21,000.00
500. Reductions in Amount Due to Seller:	
501. Excess Deposit (see instructions)	500.00
502. Settlement Charges to Seller (Line 1400)	0.00
503. Existing Loan(s)	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506. Purchase Money Mortgage	
507. 2022 Property Taxes to Muscogee County Tax Commissioner	923.85
Adjustments for Items Unpaid by Seller:	
510. City / Town Taxes	
511. County / Parish Taxes Jan 1, 2023 thru Jan 4, 2023	10.08
512. Assessments	
520. Total Reductions in Amount Due Seller:	1,433.93
600. Cash at Settlement to / from Seller:	
601. Gross Amount due to Seller (line 420)	21,000.00
602. Less Reductions Amount due Seller (line 520)	1,433.93
603. Cash To Seller:	\$19,566.07

File Number: 00003-15918 **Goggans, Stutzman, Hudson,**
 Print Date & Time: 1/3/2023 8:55 AM **Wilson and Mize LLP**
 Escrow Officer: D. Nicholas Stutzman **5650 Whitesville Road, Suite 206**
 Settlement Location: 5650 Whitesville **Columbus, GA 31904**
 Road, Suite 206
 Columbus, GA 31904

Property Address: Property Address
 942 34th Avenue Columbus, Georgia 31906
 Buyer: **Fausto Salcedo - 174 Mapes Avenue, Newark, NJ 07112**
 Seller: **Nadal Capital, LLC - 1831 Ashborough Court H., Marietta, GA 30067**
 Lender:
 Settlement Date: 1/03/2023
 Disbursement Date: 1/03/2023
 Additional dates per state requirements: 1/03/2023

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$45,000.00	Sales Price of Property	\$45,000.00	
		Deposit		\$1,000.00
		Prorations/Adjustments		
\$4.90		County Taxes 1/1/2023 to 1/3/2023		\$4.90
		Title Charges & Escrow/Settlement Charges		
		Title - Owner's Policy \$45,000.00 Premium - \$252.00 to Goggans, Stutzman, Hudson, Wilson and Mize LLP	\$252.00	
		Title - CertifID Processing Fee to Goggans, Stutzman, Hudson, Wilson and Mize LLP	\$14.95	
		Title - Document Preparation Fee to Goggans, Stutzman, Hudson, Wilson and Mize LLP	\$129.00	
\$14.75		Title - eRecording Fee to Simplifile/GSHWM	\$14.75	
\$99.00		Title - Payoff Services to Goggans, Stutzman, Hudson, Wilson and Mize LLP		
		Title - Post Closing Fee to Goggans, Stutzman, Hudson, Wilson and Mize LLP	\$99.00	
		Title - Settlement Agent Fee to Goggans, Stutzman, Hudson, Wilson and Mize LLP	\$629.00	
		Title - Title - Examination/Review Fee to Ed Jenkins Attorney, LLC/GSHWM	\$219.00	
		Commission		
\$1,125.00		Real Estate Commission Buyer's Broker \$1,125.00 to Keller Williams Realty River Cities		
\$1,125.00		Real Estate Commission Seller's Broker \$1,125.00 to KDH Realty, LLC		

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63676
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Anthony E. Powell
 1225 Rocky Creek Road
 Macon, Georgia 31206


F. Lender: Spindle Tree Properties Solo 401k Plan
 8920 Eves Road #767871
 Roswell, Georgia 30076

G. Property: 1222 Rocky Creek Road
 Macon, Bibb County, Georgia 31206
 LL 193, 4th LD, Lot 4, Blk 1, South Highlands SD, PB 3/170

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: December 22, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	23,000.00	401. Contract Sales Price	23,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	3,617.36	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Dec 23, 2022 thru Dec 31, 2022	6.62	407. County / Parish Taxes Dec 23, 2022 thru Dec 31, 2022	6.62
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	26,623.98	420. Gross Amount Due to Seller:	23,006.62
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	500.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	26,123.98	502. Settlement Charges to Seller (Line 1400)	1,380.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	26,623.98	520. Total Reductions in Amount Due Seller:	1,380.00
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	26,623.98	601. Gross Amount due to Seller (line 420)	23,006.62
302. Less Amount Paid by/for Borrower (line 220)	26,623.98	602. Less Reductions Amount due Seller (line 520)	1,380.00
303. Cash To Borrower:	\$0.00	603. Cash To Seller:	\$21,626.62

Borrower Initials:  Guillermo William Nadal

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63682
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Spindle Tree Properties Solo 401k Plan
 8920 Eves Road #767871
 Roswell, Georgia 30076

G. Property: 2691 New Clinton Road
 Macon, Bibb County, Georgia 31217
 Land Lot 23, MRE District, pt Lots 2 & 3, Block B, Groveland Subdivision, Book 22, Page 1, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: December 21, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	23,000.00	401. Contract Sales Price	23,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	3,631.98	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Dec 22, 2022 thru Dec 31, 2022	12.66	407. County / Parish Taxes Dec 22, 2022 thru Dec 31, 2022	12.66
108. Garbage Dec 22, 2022 thru Dec 31, 2022	6.52	408. Garbage Dec 22, 2022 thru Dec 31, 2022	6.52
120. Gross Amount Due from Borrower:	26,651.16	420. Gross Amount Due to Seller:	23,019.18
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	26,651.16	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	26,651.16	520. Total Reductions in Amount Due Seller:	0.00
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	26,651.16	601. Gross Amount due to Seller (line 420)	23,019.18
302. Less Amount Paid by/for Borrower (line 220)	26,651.16	602. Less Reductions Amount due Seller (line 520)	0.00
303. Cash To Borrower:	\$0.00	603. Cash To Seller:	\$23,019.18

Borrower Initials:  Guillermo William Nadal

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.63718

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
904 Russell Parkway Suite 9081
Warner Robins, Georgia 31095

F. Lender:

2728 Pecan Street
Columbus, Muscogee County, Georgia 31906

G. Property: Lot 77 & 78, Elmwood Subdivision, Book 74, Page 71, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: December 19, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	19,000.00	401. Contract Sales Price	19,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	439.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Dec 20, 2022 thru Dec 31, 2022	28.90	407. County / Parish Taxes Dec 20, 2022 thru Dec 31, 2022	28.90
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	19,468.40	420. Gross Amount Due to Seller:	19,028.90
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	0.00	520. Total Reductions in Amount Due Seller:	0.00
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	19,468.40	601. Gross Amount due to Seller (line 420)	19,028.90
302. Less Amount Paid by/for Buyer (line 220)	0.00	602. Less Reductions Amount due Seller (line 520)	0.00
303. Cash From Buyer:	\$19,468.40	603. Cash To Seller:	\$19,028.90

Buyer Initials:

Guillermo William Nadal

Seller Initials:

LeRoy Simmons

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN
1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.63665
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Next Step Recovery Ministries, Inc.
6751 Houston Road
Macon, Georgia 31216

E. Seller: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067


F. Lender:

G. Property: 1076 Thomas Street
Macon, Bibb County, Georgia 31206
Lot 16, Block 27, Highview Subdivision (a/k/a Mikado Place Subdivision), Book 3, Page 176, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: December 7, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	62,000.00	401. Contract Sales Price	62,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,331.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Dec 8, 2022 thru Dec 31, 2022	23.47	407. County / Parish Taxes Dec 8, 2022 thru Dec 31, 2022	23.47
108. Assessments Dec 8, 2022 thru Dec 31, 2022	31.30	408. Assessments Dec 8, 2022 thru Dec 31, 2022	31.30
120. Gross Amount Due from Buyer:	63,386.27	420. Gross Amount Due to Seller:	62,054.77
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	3,720.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Spindle Tree Properties Solo 401k Plan	49,529.73
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
213. Seller Credit to Buyer	1,000.00	513. Seller Credit to Buyer	1,000.00
220. Total Paid by / for Buyer:	2,000.00	520. Total Reductions in Amount Due Seller:	54,249.73
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	63,386.27	601. Gross Amount due to Seller (line 420)	62,054.77
302. Less Amount Paid by/for Buyer (line 220)	2,000.00	602. Less Reductions Amount due Seller (line 520)	54,249.73
303. Cash From Buyer:	\$61,386.27	603. Cash To Seller:	\$7,805.04

Buyer Initials:  Franklin Todd Robinson

A. SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN
 1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63610.3
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Isaacs Enterprises ATL, LLC
 P.O. Box 5434
 Douglasville, Georgia 30154
 2714 Lumpkin Court

G. Property: Columbus, Muscogee County, Georgia 31903
 Lot 3, Block C, Thornton Place, Book 4, Page 15, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 30, 2022

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower:	
101. Contract Sales Price	26,500.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,174.26
Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes	
107. County / Parish Taxes	
108. County / Parish Taxes - 2714 Lumpkin Ct Dec 1, 2022 thru Dec 31, 2022	34.20
120. Gross Amount Due from Borrower:	27,708.46
200. Amounts Paid by or in Behalf of Borrower:	
201. Deposit / Earnest Money	
202. Principal Amount of New Loan	26,500.00
203. Existing Loan(s)	
204.	
205.	
206.	
Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes	
211. County / Parish Taxes	
212. Assessments	
220. Total Paid by / for Borrower:	26,500.00
300. Cash at Settlement from / to Borrower:	
301. Gross Amount due from Borrower (line 120)	27,708.46
302. Less Amount Paid by/for Borrower (line 220)	26,500.00
303. Cash From Borrower:	\$1,208.46

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller:	
401. Contract Sales Price	26,500.00
402. Personal Property	
403.	
Adjustments for Items Paid by Seller in Advance:	
406. City / Town Taxes	
407. County / Parish Taxes	
408. County / Parish Taxes - 2714 Lumpkin Ct Dec 1, 2022 thru Dec 31, 2022	34.20
420. Gross Amount Due to Seller:	26,534.20
500. Reductions in Amount Due to Seller:	
501. Excess Deposit (see instructions)	
502. Settlement Charges to Seller (Line 1400)	0.00
503. Existing Loan(s)	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:	
510. City / Town Taxes	
511. County / Parish Taxes	
512. Assessments	
520. Total Reductions in Amount Due Seller:	0.00
600. Cash at Settlement to / from Seller:	
601. Gross Amount due to Seller (line 420)	26,534.20
602. Less Reductions Amount due Seller (line 520)	0.00
603. Cash To Seller:	\$26,534.20

Borrower Initials:  Guillermo William Nadal
 Seller Initials:  LeRoy Simmons

SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number: **G0439.63610**
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Isaacs Enterprises ATL, LLC
 P.O. Box 5434
 Douglasville, Georgia 30154

G. Property: 808 Brown Avenue
 Columbus, Muscogee County, Georgia 31906
 Lot 2, The W.M. Amos Subdivision, Book 74, Page 208, Muscogee County, Georgia



H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 30, 2022

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	26,500.00
101. Contract Sales Price	26,500.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,199.26	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. County / Parish Taxes - 808 Brown Ave Dec 1, 2022 thru Dec 31, 2022	46.48	406. County / Parish Taxes - 808 Brown Ave Dec 1, 2022 thru Dec 31, 2022	46.48
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	27,745.74	420. Gross Amount Due to Seller:	26,546.48
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	26,500.00	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	26,500.00	520. Total Reductions in Amount Due Seller:	0.00
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	27,745.74	601. Gross Amount due to Seller (line 420)	26,546.48
302. Less Amount Paid by/for Borrower (line 220)	26,500.00	602. Less Reductions Amount due Seller (line 520)	0.00
303. Cash From Borrower:	\$1,245.74	603. Cash To Seller:	\$26,546.48

Borrower Initials:  Guillermo William Nadal
 Seller Initials:  LeRoy Simmons

A. SETTLEMENT STATEMENT

MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63610.2
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
 904 Russell Parkway Suite 9081
 Warner Robins, Georgia 31095

F. Lender: Isaacs Enterprises ATL, LLC
 P.O. Box 5434
 Douglasville, Georgia 30154

G. Property: 816 Fulton Avenue
 Columbus, Muscogee County, Georgia 31906
 Land Lot 78, Coweta Reserve, Lot 4, Block C, Strathmore Park Subdivision, Book 73, Page 468, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 30, 2022

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower:	
101. Contract Sales Price	7,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,149.42
Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes	
107. County / Parish Taxes - 816 Fulton Ave Dec 1, 2022 thru Dec 31, 2022	46.65
108. Assessments	
120. Gross Amount Due from Borrower:	8,196.07
200. Amounts Paid by or in Behalf of Borrower:	
201. Deposit / Earnest Money	
202. Principal Amount of New Loan	7,000.00
203. Existing Loan(s)	
204.	
205.	
206.	
Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes	
211. County / Parish Taxes	
212. Assessments	
220. Total Paid by / for Borrower:	7,000.00
300. Cash at Settlement from / to Borrower:	
301. Gross Amount due from Borrower (line 120)	8,196.07
302. Less Amount Paid by/for Borrower (line 220)	7,000.00
303. Cash From Borrower:	\$1,196.07

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller:	
401. Contract Sales Price	7,000.00
402. Personal Property	
403.	
Adjustments for Items Paid by Seller in Advance:	
406. City / Town Taxes	
407. County / Parish Taxes - 816 Fulton Ave Dec 1, 2022 thru Dec 31, 2022	46.65
408. Assessments	
420. Gross Amount Due to Seller:	7,046.65
500. Reductions in Amount Due to Seller:	
501. Excess Deposit (see instructions)	
502. Settlement Charges to Seller (Line 1400)	0.00
503. Existing Loan(s)	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:	
510. City / Town Taxes	
511. County / Parish Taxes	
512. Assessments	
520. Total Reductions in Amount Due Seller:	0.00
600. Cash at Settlement to / from Seller:	
601. Gross Amount due to Seller (line 420)	7,046.65
602. Less Reductions Amount due Seller (line 520)	0.00
603. Cash To Seller:	\$7,046.65

Borrower Initials:  Guillermo William Nadal

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.63453
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Marta M. Nsue Nchama**
Nadal Capital, LLC

E. Seller: 1831 Ashboro Court, Apt 8
Marietta, Georgia 30067


F. Lender:

G. Property: 4068 Broadway
Macon, Bibb County, Georgia 31206
Land Lot 96, MRW District, Lot 31, Block 10, Lynmore Estates Subdivision, Book 8, Page 43-B, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: **November 29, 2022**

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	37,000.00	401. Contract Sales Price	37,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,048.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Nov 30, 2022 thru Dec 31, 2022	37.25	407. County / Parish Taxes Nov 30, 2022 thru Dec 31, 2022	37.25
108. Assessments Nov 30, 2022 thru Dec 31, 2022	20.87	408. Assessments Nov 30, 2022 thru Dec 31, 2022	20.87
109. Solid Waste		409. Solid Waste	
120. Gross Amount Due from Buyer:	38,106.62	420. Gross Amount Due to Seller:	37,058.12
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	37,000.00	501. Excess Deposit (see instructions)	37,000.00
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Spindle Tree Properties Solo 401k Plan	24,695.88
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Solid Waste to Macon-Bibb County Tax Commissioner	60.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	37,000.00	520. Total Reductions in Amount Due Seller:	61,755.88
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	38,106.62	601. Gross Amount due to Seller (line 420)	37,058.12
302. Less Amount Paid by/for Buyer (line 220)	37,000.00	602. Less Reductions Amount due Seller (line 520)	61,755.88
303. Cash From Buyer:	\$1,106.62	603. Cash From Seller:	\$24,697.76

Buyer Initials:  Marta M. Nsue Nchama

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
 G0439.63099

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Octavia Heard and Florence Miller
 816 Wedron Dr
 Columbus, Georgia 31907


F. Lender: William E. Turman
 3453 Victory Drive
 Columbus, Georgia 31903
 77 Engineer Drive

G. Property: Columbus, Muscogee County, Georgia 31903
 Lot pt Lot 8, Block J, Benning Hills Subdivision, Section 1, Book 1, Page 274, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 21, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	26,000.00	401. Contract Sales Price	26,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	4,545.31	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	70.74	407. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	70.74
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	30,616.05	420. Gross Amount Due to Seller:	26,070.74
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	27,638.76	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Southern States Bank	17,625.00
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	27,638.76	520. Total Reductions in Amount Due Seller:	17,625.00
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	30,616.05	601. Gross Amount due to Seller (line 420)	26,070.74
302. Less Amount Paid by/for Borrower (line 220)	27,638.76	602. Less Reductions Amount due Seller (line 520)	17,625.00
303. Cash From Borrower:	\$2,977.29	603. Cash To Seller:	\$8,445.74

Borrower Initials:  Guillermo William Nadal

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
 G0439.63099

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Octavia Heard and Florence Miller
 816 Wedron Dr
 Columbus, Georgia 31907

F. Lender: William E. Turman
 3453 Victory Drive
 Columbus, Georgia 31903

G. Property: 77 Engineer Drive
 Columbus, Muscogee County, Georgia 31903
 Lot pt Lot 8, Block J, Benning Hills Subdivision, Section 1, Book 1, Page 274, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 21, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	26,000.00	401. Contract Sales Price	26,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	4,545.31	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	70.74	407. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	70.74
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	30,616.05	420. Gross Amount Due to Seller:	26,070.74
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	27,638.76	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Southern States Bank	17,625.00
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	27,638.76	520. Total Reductions in Amount Due Seller:	17,625.00
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	30,616.05	601. Gross Amount due to Seller (line 420)	26,070.74
302. Less Amount Paid by/for Borrower (line 220)	27,638.76	602. Less Reductions Amount due Seller (line 520)	17,625.00
303. Cash From Borrower:	\$2,977.29	603. Cash To Seller:	\$8,445.74

Borrower Initials:  Guillermo William Nadal

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
 G0439.63422

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Robbie Swayne
 1521 N Atwood Drive
 Macon, Georgia 31204

F. Lender: Spindle Tree Properties Solo 401k Plan
 8920 Eves Road #767871
 Roswell, Georgia 30076

G. Property: 847 Bennell Street
 Macon, Bibb County, Georgia 31206
 Godfrey District, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

I. Settlement Date: November 21, 2022

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	10,500.00	401. Contract Sales Price	10,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	3,510.10	403.	
104. Assignment Fee to Spar Holdings, LLC	2,500.00	404.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	33.96	407. County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	33.96
108. Assessments		408. Assessments	
109. Solid Waste Nov 22, 2022 thru Dec 31, 2022	26.09	409. Solid Waste Nov 22, 2022 thru Dec 31, 2022	26.09
120. Gross Amount Due from Borrower:	16,570.15	420. Gross Amount Due to Seller:	10,560.05
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	16,570.15	502. Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Back Taxes to Macon-Bibb County Tax Commissioner	1,768.20
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	16,570.15	520. Total Reductions in Amount Due Seller:	1,793.20
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	16,570.15	601. Gross Amount due to Seller (line 420)	10,560.05
302. Less Amount Paid by/for Borrower (line 220)	16,570.15	602. Less Reductions Amount due Seller (line 520)	1,793.20
303. Cash To Borrower:	\$0.00	603. Cash To Seller:	88,766.85

<p>A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT</p> <p style="text-align: center;">SETTLEMENT STATEMENT</p>	<p>B. TYPE OF LOAN:</p> <p>1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.</p> <p>6. FILE NUMBER: 20231117015</p> <p>7. LOAN NUMBER: 510037179</p> <p>8. MORTGAGE INS CASE NUMBER:</p>
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C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

<p>D. NAME AND ADDRESS OF BORROWER:</p> <p>NADAL CAPITAL, LLC 1831 Ashborough Ct. SE, Apt. H Marietta, Georgia 30067</p>	<p>E. NAME AND ADDRESS OF SELLER:</p> <p>LOUIS JONES 22 Douglas Street Columbus, Georgia 31903</p>	<p>F. NAME AND ADDRESS OF LENDER:</p> <p>SOUTHERN STATES BANK 1326 13th Street Columbus, GA 31901</p>
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<p>G. PROPERTY LOCATION:</p> <p>56 Mathews Street Columbus, GA 31903 Muscogee County, Georgia Tax Parcel# 062-054-017 Lot 4, Block "B", Columbus Homes</p>	<p>H. SETTLEMENT AGENT: 58-1095698 Page, Scrantom, Sprouse, Tucker & Ford, P.C.</p> <p>PLACE OF SETTLEMENT 1111 Bay Avenue, Third Floor Columbus, Georgia 31901</p>	<p>I. SETTLEMENT DATE: November 20, 2023</p>
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J. SUMMARY OF BORROWER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:		
101. Contract Sales Price		42,000.00
102. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		2,228.50
104.		
105.		
<i>Adjustments For Items Paid By Seller in advance</i>		
106. City/Town Taxes	to	
107. County Taxes	11/21/23 to 12/31/23	0.44
108. Assessments	to	
109.		
110.		
111.		
112.		
120. GROSS AMOUNT DUE FROM BORROWER		44,228.94
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		
201. Deposit or earnest money		
202. Principal Amount of New Loan(s)		31,500.00
203. Existing loan(s) taken subject to		
204.		
205.		
206.		
207.		
208.		
209.		
<i>Adjustments For Items Unpaid By Seller</i>		
210. City/Town Taxes	to	
211. County Taxes	to	
212. Assessments	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
220. TOTAL PAID BY/FOR BORROWER		31,500.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:		
301. Gross Amount Due From Borrower (Line 120)		44,228.94
302. Less Amount Paid By/For Borrower (Line 220)	(31,500.00)
303. CASH (X FROM) (TO) BORROWER		12,728.94

K. SUMMARY OF SELLER'S TRANSACTION		
400. GROSS AMOUNT DUE TO SELLER:		
401. Contract Sales Price		42,000.00
402. Personal Property		
403.		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406. City/Town Taxes	to	
407. County Taxes	11/21/23 to 12/31/23	0.44
408. Assessments	to	
409.		
410.		
411.		
412.		
420. GROSS AMOUNT DUE TO SELLER		42,000.44
500. REDUCTIONS IN AMOUNT DUE TO SELLER:		
501. Excess Deposit (See Instructions)		
502. Settlement Charges to Seller (Line 1400)		
503. Existing loan(s) taken subject to		
504. Payoff First Mortgage		
505. Payoff Second Mortgage		
506.		
507.		
508.		
509.		
<i>Adjustments For Items Unpaid By Seller</i>		
510. City/Town Taxes	to	
511. County Taxes	to	
512. Assessments	to	
513.		
514.		
515.		
516.		
517. 2022 TAXES to MUSCOGEE COUNTY TAX COMMISSION		4.74
518. 2023 TAXES to MUCGOEEEE COUNTY TAX COMMISSION		3.95
519.		
520. TOTAL REDUCTION AMOUNT DUE SELLER		8.69
600. CASH AT SETTLEMENT TO/FROM SELLER:		
601. Gross Amount Due To Seller (Line 420)		42,000.44
602. Less Reductions Due Seller (Line 520)	(8.69)
603. CASH (X TO) (FROM) SELLER		41,991.75

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.63423

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Guillermo Mondragon Arellano**
2560 W Estes Ave, Apt 3
Chicago, Illinois 60645

E. Seller: **Nadal Capital, LLC**
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

F. Lender: 3857 Mercer Street

G. Property: Macon, Bibb County, Georgia 31204
Land Lot 351, 13th District, Lot 4, Block 9, Bellvue, Book 68, Page 720, Bibb County, Georgia

H. Settlement Agent: **MARTIN SNOW, LLP**
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: **November 4, 2022**

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	32,500.00	401. Contract Sales Price	32,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	0.00	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	32,500.00	420. Gross Amount Due to Seller:	32,500.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	16,000.00	501. Excess Deposit (see instructions)	16,000.00
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	758.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Spindle Tree Properties Solo 401k Plan	17,060.96
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Solid Waste 4th Qtr to Macon-Bibb County Tax Commissioner	60.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	16,000.00	520. Total Reductions in Amount Due Seller:	33,878.96
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	32,500.00	601. Gross Amount due to Seller (line 420)	32,500.00
302. Less Amount Paid by/for Buyer (line 220)	16,000.00	602. Less Reductions Amount due Seller (line 520)	33,878.96
303. Cash From Buyer:	\$16,500.00	603. Cash From Seller:	\$1,378.96

Buyer Initials: **GM** Guillermo Mondragon
CA Arellano

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:

G0439.63416

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Shadwick Vick
 150 Riveroak Drive
 Fayetteville, Georgia 30215

F. Lender: Kin C. Shackelford
 P.O. Box 218
 Dudley, Georgia 31022

G. Property: 3050 Hillcrest Avenue
 Macon, Bibb County, Georgia 31204
 Land Lot 18, MRW District, Lot 7, Huff Property, Book 23, Page 200, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: November 2, 2022

J. Summary of Borrower's Transaction

100. Gross Amount Due From Borrower:	
101. Contract Sales Price	14,000.00
102. Personal Property	
103. Settlement Charges to Borrower (line 1400)	2,170.50
104. Fee to Our Children's Future, LLC	2,000.00

Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes	
107. County / Parish Taxes Nov 3, 2022 thru Dec 31, 2022	34.20
108. Assessments	
109. Solid Waste Nov 3, 2022 thru Dec 31, 2022	38.48
120. Gross Amount Due from Borrower:	18,243.18

200. Amounts Paid by or in Behalf of Borrower:	
201. Deposit / Earnest Money	
202. Principal Amount of New Loan	16,800.00
203. Existing Loan(s)	
204.	
205.	
206.	
207.	

Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes	
211. County / Parish Taxes	
212. Assessments	
220. Total Paid by / for Borrower:	16,800.00

300. Cash at Settlement from / to Borrower:	
301. Gross Amount due from Borrower (line 120)	18,243.18
302. Less Amount Paid by/for Borrower (line 220)	16,800.00

303. Cash From Borrower: \$1,443.18

K. Summary of Seller's Transaction

400. Gross Amount Due To Seller:	
401. Contract Sales Price	14,000.00
402. Personal Property	
403.	
404.	

Adjustments for Items Paid by Seller in Advance:	
406. City / Town Taxes	
407. County / Parish Taxes Nov 3, 2022 thru Dec 31, 2022	34.20
408. Assessments	
409. Solid Waste Nov 3, 2022 thru Dec 31, 2022	38.48
420. Gross Amount Due to Seller:	14,072.68

500. Reductions in Amount Due to Seller:	
501. Excess Deposit (see instructions)	
502. Settlement Charges to Seller (Line 1400)	0.00
503. Existing Loan(s)	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506. Purchase Money Mortgage	
507. Solid Waste to Macon-Bibb County Tax Commissioner	60.00

Adjustments for Items Unpaid by Seller:	
510. City / Town Taxes	
511. County / Parish Taxes	
512. Assessments	
520. Total Reductions in Amount Due Seller:	60.00

600. Cash at Settlement to / from Seller:	
601. Gross Amount due to Seller (line 420)	14,072.68
602. Less Reductions Amount due Seller (line 520)	60.00

603. Cash To Seller: \$14,012.68

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.63418
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: Our Children's Future, LLC
904 Russell Pkwy Ste 9081
Warner Robins, Georgia 31095

F. Lender: Isaacs Enterprises ATL, LLC
P.O. Box 5434
Douglasville, Georgia 30154
942 34th Avenue
Columbus, Muscogee County, Georgia 31906

G. Property: Land Lot 98, Coweta Reserve District, Lot 3, Block L, Carver Heights, Book 6, Page 125, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: October 31, 2022

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Borrower:	400. Gross Amount Due To Seller:
101. Contract Sales Price 35,000.00	401. Contract Sales Price 35,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 1,320.09	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes Nov 1, 2022 thru Dec 31, 2022 149.40	407. County / Parish Taxes Nov 1, 2022 thru Dec 31, 2022 149.40
108. Assessments	408. Assessments
120. Gross Amount Due from Borrower: 36,469.49	420. Gross Amount Due to Seller: 35,149.40
200. Amounts Paid by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 35,000.00	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
220. Total Paid by / for Borrower: 35,000.00	520. Total Reductions in Amount Due Seller: 0.00
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120) 36,469.49	601. Gross Amount due to Seller (line 420) 35,149.40
302. Less Amount Paid by/for Borrower (line 220) 35,000.00	602. Less Reductions Amount due Seller (line 520) 0.00
303. Cash From Borrower: \$1,469.49	603. Cash To Seller: \$35,149.40

Borrower Initials:  Guillermo William Nadal

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT**

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.63207

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: Prestige Worldwide Rentals, LLC
13301 Upatoi Lane
Upatoi, Georgia 31829

F. Lender: Spindle Tree Properties Solo 401k Plan
8920 Eves Road #767871
Roswell, Georgia 30076

G. Property: 1203 9th Street
Columbus, Muscogee County, Georgia 31909
Lot 20, Block D, Theo J. McGee Park Subdivision, Book 25, Page 140, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: October 12, 2022

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	24,000.00	401. Contract Sales Price	24,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	3,215.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Oct 13, 2022 thru Dec 31, 2022	174.76	407. County / Parish Taxes Oct 13, 2022 thru Dec 31, 2022	174.76
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	27,390.26	420. Gross Amount Due to Seller:	24,174.76
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	27,390.26	502. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Property Taxes to Muscogee County Tax Commissioner	797.35
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	27,390.26	520. Total Reductions in Amount Due Seller:	797.35
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	27,390.26	601. Gross Amount due to Seller (line 420)	24,174.76
302. Less Amount Paid by/for Borrower (line 220)	27,390.26	602. Less Reductions Amount due Seller (line 520)	797.35

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.

6. File Number:
G0439.63208

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Prestige Worldwide Rentals, LLC
 13301 Upatoi Lane
 Upatoi, Georgia 31829
 Melissa Tavilla

F. Lender: 4527 Duane Drive
 Buford, Georgia 30519

G. Properties: 2915 Hood Street
 Columbus, Muscogee County, Georgia 31909
 Lot 12, Brooksville Heights, Book 3, Page 114,
 Muscogee County, Georgia

2917 Hood Street
 Columbus, Muscogee County, Georgia 31909
 Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: October 12, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	32,000.00	401. Contract Sales Price	32,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,352.50	403.	
104.		404.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Oct 13, 2022 thru Dec 31, 2022	199.82	407. County / Parish Taxes Oct 13, 2022 thru Dec 31, 2022	199.82
108. Assessments		408. Assessments	
120. Gross Amount Due from Borrower:	33,552.32	420. Gross Amount Due to Seller:	32,199.82
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	33,552.32	502. Settlement Charges to Seller (Line 1400)	200.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Property Taxes to Muscogee County Tax Commissioner	911.67
208.		508.	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Borrower:	33,552.32	520. Total Reductions in Amount Due Seller:	1,111.67
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	33,552.32	601. Gross Amount due to Seller (line 420)	32,199.82
302. Less Amount Paid by/for Borrower (line 220)	33,552.32	602. Less Reductions Amount due Seller (line 520)	1,111.67
303. Cash To Borrower:	\$0.00	603. Cash To Seller:	\$31,088.15

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT**

Arey & Cross, P.C.
4800 Armour Road
Columbus, Georgia 31904
(706) 596-6745 fax: (706) 596-6755

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
68211
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Dream homes Residential, LLC
2901 Beech Street
Columbus, Georgia 31909

E. Seller: Nadal Capital, LLC
270 Cobb Parkway South, Suite 140-240
Marietta, Georgia 30060

F. Lender: Cash

G. Property: 3326 O'neal Street
Columbus, Muscogee County, Georgia 31906
Muscogee County, Georgia

H. Settlement Agent: Arey & Cross, P.C.
Place of Settlement: 4800 Armour Road, Columbus, Georgia 31904 Muscogee County

I. Settlement Date: September 30, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	39,000.00	401. Contract Sales Price	39,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,398.00	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes Sep 30, 2022 thru Dec 31, 2022	170.91	407. County / Parish Taxes Sep 30, 2022 thru Dec 31, 2022	170.91
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	40,568.91	420. Gross Amount Due to Seller:	39,170.91
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	2,695.78
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Spindle Tree Properties, LLC	31,703.50
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Courier Fee to Arey & Cross, P.C.	
208.		508. Wire Fee for Payoff to Arey & Cross, P.C.	45.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	0.00	520. Total Reductions in Amount Due Seller:	34,444.28
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	40,568.91	601. Gross Amount due to Seller (line 420)	39,170.91
302. Less Amount Paid by/for Buyer (line 220)	0.00	602. Less Reductions Amount due Seller (line 520)	34,444.28
303. Cash From Buyer:	\$40,568.91	603. Cash To Seller:	\$4,726.63

A. Settlement Statement

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv. Unins.	File Number 16017	Loan Number	Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "p.o.c." were paid outside of closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: Santez Robinson
3224 Pearl Dr., Macon, GA 31217

E. NAME AND ADDRESS OF SELLER: Nada1 Capital LLC
1831 Ashborough Ct Apt H, Marietta, GA 30067

F. NAME AND ADDRESS OF LENDER: Coteman Properties Inc.
5437 Bowman Rd Ste 120 Box 110, Macon GA 31210

G. PROPERTY LOCATION: 3079 Riggins Mill Rd
Macon, GA 31217

H. SETTLEMENT AGENT: ADAMS & ADAMS (478)745-4252
PLACE OF SETTLEMENT: 155 College St., Macon, GA, 31201
(TIN - 58-1128652)

I. SETTLEMENT DATE: September 23, 2022

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	54,000.00	401. Contract sales price	54,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (from line 1400)	3,428.10	403.	
104.		404.	
105.		405.	
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:		ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:	
106. City/town taxes to		406. City/town taxes to	
107. County taxes 9/23/22 to 12/31/22	173.27	407. County taxes 9/23/22 to 12/31/22	173.27
108. Assessments 9/23/22 to 9/30/22	7.23	408. Assessments 9/23/22 to 9/30/22	7.23
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER:	57,608.60	420. GROSS AMOUNT DUE TO SELLER:	54,180.50
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	43,200.00	502. Settlement charges to seller (line 1400)	2,725.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan Kim C Shackelford	44,600.71
205.		505. Payoff of second mortgage loan	
206.		506. Bibb Co Tax Commissioner	614.00
207.		507.	
208.		508.	
209.		509.	
ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:		ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR	44,200.00	520. TOTAL REDUCTIONS	47,939.71

A.

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

- 1. [] FHA 2. [] FMHA 3. [] CONV. UNINS.
4. [] VA 5. [] CONV. INS.
6. File Number: G0439.62850
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067
E. Seller: William E. Turman
6958 Setter Drive
Columbus, Georgia 31909
F. Lender: Kin C. Shackelford
P.O. Box 218
Dudley, Georgia 31022
G. Property: 2326 Fort Benning Road
Columbus, Muscogee County, Georgia 31903
Land Lot 29, 7th District, Lot 8, Block O, Fourth Addition to Torch Hill Heights, Book 7, Page 297, Muscogee County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County
I. Settlement Date: September 21, 2022

Table with columns J. Summary of Borrower's Transaction and K. Summary of Seller's Transaction. Rows include 100. Gross Amount Due From Borrower, 200. Amounts Paid by or in Behalf of Borrower, 300. Cash at Settlement from / to Borrower, 400. Gross Amount Due To Seller, 500. Reductions in Amount Due to Seller, 600. Cash at Settlement to / from Seller.

Handwritten initials and date: u/s 9.21.22

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.63038
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
 1831 Ashboro Court, Apt 8
 Marietta, Georgia 30067

E. Seller: Alfred B. Chapman, III
 3977 Desoto Dr
 Macon, Georgia 31206

F. Lender: Spindle Tree Properties Solo 401k Plan
 8920 Eves Road #767871
 Roswell, Georgia 30076

G. Property: 4072 Broadway
 Macon, Bibb County, Georgia 31206
 Land Lot 96, MRW District, Lot 32, Block 10, Lynmore Estates, Book 8, Page 84-B, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: September 13, 2022

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Borrower:	400. Gross Amount Due To Seller:
101. Contract Sales Price 20,000.00	401. Contract Sales Price 20,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 3,358.00	403.
104. Assignment Fee to Our Childrens Future, LLC 1,500.00	404.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes Sep 14, 2022 thru Dec 31, 2022 125.74	407. County / Parish Taxes Sep 14, 2022 thru Dec 31, 2022 125.74
108. Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022 11.09	408. Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022 11.09
120. Gross Amount Due from Borrower: 24,994.83	420. Gross Amount Due to Seller: 20,136.83
200. Amounts Paid by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 24,994.83	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
207.	507. 2022 Macon-Bibb County Property Taxes to Macon-Bibb County Tax Commissioner 421.06
208.	508. Macon-Bibb County Solid Waste 3rd Qtr to Macon-Bibb County Tax Commissioner 60.00
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
220. Total Paid by / for Borrower: 24,994.83	520. Total Reductions in Amount Due Seller: 481.06
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120) 24,994.83	601. Gross Amount due to Seller (line 420) 20,136.83
302. Less Amount Paid by/for Borrower (line 220) 24,994.83	602. Less Reductions Amount due Seller (line 520) 481.06

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.62893

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court, Apt 8
Marietta, Georgia 30067

E. Seller: Bernard L. Small
144 Heath Dr. South
Macon, Georgia 31220

F. Lender: Spindle Tree Properties Solo 401k Plan
8920 Eves Road #767871
Roswell, Georgia 30076

G. Property: 3857 Mercer Street
Macon, Bibb County, Georgia 31204
Land Lot 351, 13th District, Lot 4, Block 9, Bellvue, Book 68, Page 720, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: September 13, 2022

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Borrower:	400. Gross Amount Due To Seller:
101. Contract Sales Price 14,500.00	401. Contract Sales Price 14,500.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 3,320.00	403.
104. Assignment Fee to Our Children's Future, LLC 2,000.00	404.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes Sep 14, 2022 thru Dec 31, 2022 154.87	407. County / Parish Taxes Sep 14, 2022 thru Dec 31, 2022 154.87
108. Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022 11.09	408. Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022 11.09
120. Gross Amount Due from Borrower: 19,985.96	420. Gross Amount Due to Seller: 14,665.96
200. Amounts Paid by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 19,985.96	502. Settlement Charges to Seller (Line 1400) 25.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
207.	507. Macon-Bibb County Solid Waste 2nd Qtr/3rd Qtr to Macon-Bibb County Tax Commissioner 123.00
208.	508. 2022 Macon-Bibb County Property Taxes to Macon-Bibb County Tax Commissioner 455.61
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
220. Total Paid by / for Borrower: 19,985.96	520. Total Reductions in Amount Due Seller: 603.61
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120) 19,985.96	601. Gross Amount due to Seller (line 420) 14,665.96
302. Less Amount Paid by/for Borrower (line 220) 19,985.96	602. Less Reductions Amount due Seller (line 520) 603.61

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.62703

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Joan McGregor
 219 Bonnes Drive
 Austell, Georgia 30168

E. Seller: Nadal Capital, LLC
 1831 Ashboro Court Apt 8
 Marietta, Georgia 30067

F. Lender:

G. Property: 1206 Burton Ave
 Macon, Bibb County, Georgia 31204
 Lot 1A & 1B, Block D, Radio Park, Book 9, Page 219, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
 Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: August 19, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	90,000.00
101. Contract Sales Price	90,000.00	401. Contract Sales Price	
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,563.50	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Macon-Bibb County Solid Waste 3rd Quarter Aug 20, 2022 thru Sep 30, 2022	27.39	409. Macon-Bibb County Solid Waste 3rd Quarter Aug 20, 2022 thru Sep 30, 2022	27.39
120. Gross Amount Due from Buyer:	91,590.89	420. Gross Amount Due to Seller:	90,027.39
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	4,550.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Kin C. Shackelford	58,464.92
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Macon-Bibb County Solid Waste 3rd Quarter to Macon-Bibb County Tax Commissioner	60.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2022 thru Aug 19, 2022	413.06	511. County / Parish Taxes Jan 1, 2022 thru Aug 19, 2022	413.06
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	1,413.06	520. Total Reductions in Amount Due Seller:	63,487.98
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	91,590.89	601. Gross Amount due to Seller (line 420)	90,027.39
302. Less Amount Paid by/for Buyer (line 220)	1,413.06	602. Less Reductions Amount due Seller (line 520)	63,487.98

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.

4. VA 5. CONV. INS.

6. File Number:
G0439.62734

7. Loan Number:

8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Jose Alejandro Garcia
1510 Greenwillow Dr
Conley, Georgia 30288

E. Seller: Nadal Capital, LLC
1831 Ashboro Ct Apt 8
Marietta, Georgia 30067


F. Lender: 72 Davis Street

G. Property: Macon, Bibb County, Georgia 31204
MRW District, Lot 50, Payne Hill, Book 39, Page 6, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: August 1, 2022

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 33,000.00	401. Contract Sales Price 33,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,128.50	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
109. Macon-Bibb County Solid Waste Aug 2, 2022 thru Sep 30, 2022 39.13	409. Macon-Bibb County Solid Waste Aug 2, 2022 thru Sep 30, 2022 39.13
120. Gross Amount Due from Buyer: 34,167.63	420. Gross Amount Due to Seller: 33,039.13
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 3,000.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage to Clover Property Holdings 23,551.45
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022 192.21	511. County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022 192.21
212. Assessments	512. Assessments
213. Seller Credit 150.00	513. Seller Credit 150.00
220. Total Paid by / for Buyer: 3,342.21	520. Total Reductions in Amount Due Seller: 23,893.66
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 34,167.63	601. Gross Amount due to Seller (line 420) 33,039.13
302. Less Amount Paid by/for Buyer (line 220) 3,342.21	602. Less Reductions Amount due Seller (line 520) 23,893.66
303. Cash From Buyer: \$30,825.42	603. Cash To Seller: \$9,145.47

Buyer Initials:  Jose Alejandro Garcia

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN
1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.62485
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
1831 Ashboro Court Apt 8
Marietta, Georgia 30067

E. Seller: Octavia Heard and Florence Miller
1247 Lexington Lake Dr
Columbus, Georgia 31907

F. Lender: Spindle Tree Properties, LLC
8920 Eves Road
Roswell, Georgia 30076

G. Property: 3326 O'Neal Street
Columbus, Muscogee County, Georgia 31906
Land Lot 98 - Coweta Reserve, Lot 15, Block J, Carver Heights, Book 6, Page 125-126, Muscogee County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: August 1, 2022

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Borrower:	400. Gross Amount Due To Seller:
101. Contract Sales Price 20,000.00	401. Contract Sales Price 20,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Borrower (line 1400) 1,757.00	403.
Assignment Fee \$4140 to Red Top Real Estate,	
104. LLC / \$360 to Alysoun Knox to Red Top Resl 4,500.00	404.
Estate, LLC	
105. Assignment Fee to Anthony Antonelli 500.00	405.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
120. Gross Amount Due from Borrower: 26,757.00	420. Gross Amount Due to Seller: 20,000.00
200. Amounts Paid by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 500.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan 26,036.60	502. Settlement Charges to Seller (Line 1400) 25.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
207.	507. Release Fee to Southern States Bank 9,375.00
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022 220.40	511. County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022 220.40
212. Assessments	512. Assessments
220. Total Paid by / for Borrower: 26,757.00	520. Total Reductions in Amount Due Seller: 9,620.40
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Borrower (line 120) 26,757.00	601. Gross Amount due to Seller (line 420) 20,000.00
302. Less Amount Paid by/for Borrower (line 220) 26,757.00	602. Less Reductions Amount due Seller (line 520) 9,620.40
303. Cash To Borrower: \$0.00	603. Cash To Seller: \$10,379.60

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.62504
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
270 Cobb Parkway South, Suite 140-240
Marietta, Georgia 30060

E. Seller: Kenneth Thompson
606 Howard Roberts Rd
Gray, Georgia 31032

F. Lender: Clover Property Holdings, LLC
8920 Eves Road, Suite 767871
Roswell, Georgia 30076

G. Property: 72 Davis Street
Macon, Bibb County, Georgia 31204
MRW District, Lot 50, Payne Hill, Book 39, Page 6, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: July 14, 2022

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	12,500.00	401. Contract Sales Price	12,500.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	1,108.00	403.	
104. Assignment Fee to Has Holdings, LLC	1,000.00	404.	
105. Assignment Fee to Our Children's Future, LLC	1,000.00	405.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Macon-Bibb County Solid Waste Jul 15, 2022 thru Sep 30, 2022	50.87	409. Macon-Bibb County Solid Waste Jul 15, 2022 thru Sep 30, 2022	50.87
120. Gross Amount Due from Borrower:	15,658.87	420. Gross Amount Due to Seller:	12,550.87
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money		501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	15,482.90	502. Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Truist	12,535.54
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Macon-Bibb County Solid Waste Back Taxes to Macon-Bibb County Tax Commissioner	1,838.76
208.		508. Macon-Bibb County Solid Waste 3rd Quarter to Macon-Bibb County Tax Commissioner	60.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2022 thru Jul 14, 2022	175.97	511. County / Parish Taxes Jan 1, 2022 thru Jul 14, 2022	175.97
212. Assessments		512. Assessments	
213.		513.	
220. Total Paid by / for Borrower:	15,658.87	520. Total Reductions in Amount Due Seller:	14,635.27
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	15,658.87	601. Gross Amount due to Seller (line 420)	12,550.87
		602. Less Reductions Amount due Seller (line 520)	14,635.27

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.62191
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
270 Cobb Parkway, Suite 140-240
Marietta, Georgia 30060

E. Seller: The Lois H. Howington Living Trust
4339 Hartley Bridge Road
Macon, Georgia 31216

F. Lender: Kin C. Shackelford
P.O. Box 218
Dudley, Georgia 31022

G. Property: 1206 Burton Ave
Macon, Bibb County, Georgia 31204
Lot 1A & 1B, Block D, Radio Park, Book 9, Page 219, Bibb County, Georgia

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: July 6, 2022

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:

101. Contract Sales Price 55,000.00
102. Personal Property
103. Settlement Charges to Borrower (line 1400) 3,989.30

Adjustments for Items Paid by Seller in Advance:

106. City / Town Taxes
107. County / Parish Taxes
108. Assessments
109.

120. Gross Amount Due from Borrower: 58,989.30

200. Amounts Paid by or in Behalf of Borrower:

201. Deposit / Earnest Money
202. Principal Amount of New Loan 57,750.00
203. Existing Loan(s)
204.
205.
206.
207.
208.

Adjustments for Items Unpaid by Seller:

210. City / Town Taxes
211. Macon-Bibb County / Parish Taxes Jan 1, 2022 thru Jul 6, 2022 334.38
212. Assessments
213. Macon-Bibb County Solid Waste Jul 1, 2022 thru Jul 6, 2022 3.91
220. Total Paid by / for Borrower: 58,088.29

400. Gross Amount Due To Seller:

401. Contract Sales Price 55,000.00
402. Personal Property
403.

Adjustments for Items Paid by Seller in Advance:

406. City / Town Taxes
407. County / Parish Taxes
408. Assessments
409.

420. Gross Amount Due to Seller: 55,000.00

500. Reductions in Amount Due to Seller:

501. Excess Deposit (see instructions)
502. Settlement Charges to Seller (Line 1400) 150.00
503. Existing Loan(s)
504. Payoff of First Mortgage
505. Payoff of Second Mortgage
506. Purchase Money Mortgage
507. Macon-Bibb County Taxes to Macon-Bibb County Tax Commissioner 749.25
508. Macon-Bibb County Solid Waste to Macon-Bibb County Tax Commissioner 210.37

Adjustments for Items Unpaid by Seller:

510. City / Town Taxes
511. Macon-Bibb County / Parish Taxes Jan 1, 2022 thru Jul 6, 2022 334.38
512. Assessments
513. Macon-Bibb County Solid Waste Jul 1, 2022 thru Jul 6, 2022 3.91
520. Total Reductions in Amount Due Seller: 1,447.91

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120) 58,989.30
302. Less Amount Paid by/for Borrower (line 220) 58,088.29

600. Cash at Settlement to / from Seller:

601. Gross Amount due to Seller (line 420) 55,000.00
602. Less Reductions Amount due Seller (line 520) 1,447.91

A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT MARTIN SNOW, LLP 240 Third Street Macon, Georgia 31201 478-749-1700 fax: 478-743-4204	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: G0439.62508 7. Loan Number: 8. Mortgage Ins. Case No.:
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C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: **Chandrani Deebrah**
 3807 SE Arthur St
 Arcadia, Florida 34266

E. Seller: **Nadal Capital, LLC**
 270 Cobb Parkway South Suite 140-240
 Marietta, Georgia 30060


F. Lender:


G. Property: **576 Pansy Ave**
 Macon, Bibb County, Georgia 31204
 Land Lot 35, MRW District, Lot P/O 2 & 3, Block 4, South Unionville, Book 41, Page 86, Bibb County, Georgia

H. Settlement Agent: **MARTIN SNOW, LLP**
 Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: **June 23, 2022**

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 32,000.00	401. Contract Sales Price 32,000.00
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,127.00	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
109. Macon-Bibb County Solid Waste Jun 24, 2022 thru Jun 30, 2022 4.62	409. Macon-Bibb County Solid Waste Jun 24, 2022 thru Jun 30, 2022 4.62
120. Gross Amount Due from Buyer: 33,131.62	420. Gross Amount Due to Seller: 32,004.62
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money 300.00	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 1,945.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage to Kin C. Shackelford 10,098.56
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. Macon-Bibb County / Parish Taxes Jan 1, 2022 thru Jun 23, 2022 170.59	511. Macon-Bibb County / Parish Taxes Jan 1, 2022 thru Jun 23, 2022 170.59
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 470.59	520. Total Reductions in Amount Due Seller: 12,214.15
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 33,131.62	601. Gross Amount due to Seller (line 420) 32,004.62
302. Less Amount Paid by/for Buyer (line 220) 470.59	602. Less Reductions Amount due Seller (line 520) 12,214.15
303. Cash From Buyer: \$32,661.03	603. Cash To Seller: \$19,790.47

Buyer Initials:  Chandrani Deebrah

Seller Initials:  Guillermo William Nadal

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP
 240 Third Street
 Macon, Georgia 31201
 478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
 4. VA 5. CONV. INS.
 6. File Number:
G0439.62168
 7. Loan Number:
 8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: **Nadal Capital, LLC**
 270 Cobb Parkway South Suite 140-240
 Marietta, Georgia 30060

E. Seller: **Avery McClendis**
 1105 San Cristo
 Alamogordo, New Mexico 88310

F. Lender: **SL Lending, LLC**
 27 Doyle Street SE, 2nd Floor
 Atlanta, Georgia 30317

G. Property: **664 Sapp Street**
 Macon, Bibb County, Georgia 31204
 Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County, Georgia

H. Settlement Agent: **MARTIN SNOW, LLP**
 Place of Settlement: **240 Third Street, Macon, Georgia 31201 Bibb County**

I. Settlement Date: **June 15, 2022**

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	9,000.00	401. Contract Sales Price	9,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	2,423.36	403.	
104. Assignment Fee to Joshua Gallemore	3,000.00	404.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 30, 2022	9.89	409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 30, 2022	9.89
120. Gross Amount Due from Borrower:	14,433.25	420. Gross Amount Due to Seller:	9,009.89
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	12,360.00	502. Settlement Charges to Seller (Line 1400)	200.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. Macon- Bibb County / Parish Taxes Jan 1, 2022 thru Jun 15, 2022	135.15	511. Macon- Bibb County / Parish Taxes Jan 1, 2022 thru Jun 15, 2022	135.15
212. Assessments		512. Assessments	
213.		513.	
220. Total Paid by / for Borrower:	13,495.15	520. Total Reductions in Amount Due Seller:	335.15
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	14,433.25	601. Gross Amount due to Seller (line 420)	9,009.89
302. Less Amount Paid by/for Borrower (line 220)	13,495.15	602. Less Reductions Amount due Seller (line 520)	335.15
303. Cash From Borrower:	\$938.10	603. Cash To Seller:	\$8,674.74

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.62168
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Borrower: Nadal Capital, LLC
270 Cobb Parkway South Suite 140-240
Marietta, Georgia 30060

E. Seller: Avery McClendis
1105 San Cristo
Alamogordo, New Mexico 88310

F. Lender: SL Lending, LLC
27 Doyle Street SE, 2nd Floor
Atlanta, Georgia 30317
664 Sapp Street

H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County

I. Settlement Date: June 15, 2022

J. Summary of Borrower's Transaction

K. Summary of Seller's Transaction

100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	9,000.00	401. Contract Sales Price	9,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (line 1400)	2,423.36	403.	
104. Assignment Fee to Joshua Gallemore	3,000.00	404.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 30, 2022	9.89	409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 30, 2022	9.89
120. Gross Amount Due from Borrower:	14,433.25	420. Gross Amount Due to Seller:	9,009.89
200. Amounts Paid by or in Behalf of Borrower:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	1,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan	12,360.00	502. Settlement Charges to Seller (Line 1400)	200.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. Macon- Bibb County / Parish Taxes Jan 1, 2022 thru Jun 15, 2022	135.15	511. Macon- Bibb County / Parish Taxes Jan 1, 2022 thru Jun 15, 2022	135.15
212. Assessments		512. Assessments	
213.		513.	
220. Total Paid by / for Borrower:	13,495.15	520. Total Reductions in Amount Due Seller:	335.15
300. Cash at Settlement from / to Borrower:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Borrower (line 120)	14,433.25	601. Gross Amount due to Seller (line 420)	9,009.89
302. Less Amount Paid by/for Borrower (line 220)	13,495.15	602. Less Reductions Amount due Seller (line 520)	335.15

**A. U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT
MARTIN SNOW, LLP**
240 Third Street
Macon, Georgia 31201
478-749-1700 fax: 478-743-4204

B. TYPE OF LOAN

1. FHA 2. FMHA 3. CONV. UNINS.
4. VA 5. CONV. INS.
6. File Number:
G0439.61938
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Francisco Silvestre and Isabel Lucas Alonzo
510 Terry St 416 Jackie Blvd
Warner Robins, Georgia 31093 Warner Robins, Georgia 31093
E. Seller: Michael Wallace
3780 Northside Dr Suite 140 #96
Macon, Georgia 31212

F. Lender: 3058 Alfred Drive
G. Property: Macon, Bibb County, Georgia 31206
Land Lot 84, 4th District, Lot 8, Gillis, Book 35, Page 124, Bibb County, Georgia
H. Settlement Agent: MARTIN SNOW, LLP
Place of Settlement: 240 Third Street, Macon, Georgia 31201 Bibb County
I. Settlement Date: May 4, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	35,000.00	401. Contract Sales Price	35,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,020.00	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
109. Macon-Bibb Garbage Bill May 5, 2022 thru Jun 30, 2022	37.58	409. Macon-Bibb Garbage Bill May 5, 2022 thru Jun 30, 2022	37.58
120. Gross Amount Due from Buyer:	36,057.58	420. Gross Amount Due to Seller:	35,037.58
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	3,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	110.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage to Kin C. Shackelford	7,013.50
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
207.		507. Garbage Bills to Macon-Bibb Tax Commissioner	123.00
208.		508. Referral Fee to Nadal Capital, LLC	3,000.00
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Jan 1, 2022 thru Apr 29, 2022	119.84	511. County / Parish Taxes Jan 1, 2022 thru Apr 29, 2022	119.84
212. Assessments		512. Assessments	
220. Total Paid by / for Buyer:	3,119.84	520. Total Reductions in Amount Due Seller:	10,366.34
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	36,057.58	601. Gross Amount due to Seller (line 420)	35,037.58
302. Less Amount Paid by/for Buyer (line 220)	3,119.84	602. Less Reductions Amount due Seller (line 520)	10,366.34
303. Cash From Buyer:	\$32,937.74	603. Cash To Seller:	\$24,671.24

Buyer Initials: *F.S* Francisco Silvestre

I Isabel Lucas Alonzo