#### MARTIN SNOW, LLP

В.	TYPE OF LOAN	
ı. FI	A 2. FMHA 3. CONV. UNINS.	
4. V	5. CONV. INS.	
6. File Num G0439	64293	
8. Mortgage	ns. Case No.:	
L		

					8. Mortgage Ins. Case No.:	man 2 - 1 2 , do 20 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
7 1/03	TE. This form is furni	shed to give you a statement of actual	settlement costs	. Amoun	nts paid to and by the settlement agent are shown, Items man	ked
NO	(noc) were naid or	itside the closing. They are shown her	re for information	onal pur	poses and are not included in the totals.	
	ipoc) were para ou	Nadal Capital, LLC				
) Do	rrower:	1831 Ashboro Court, Apt 8				
J. BO	rrower.	Marietta, Georgia 30067				
		Frank A. Turman			4.1 ****	
E. Sel	ler:	3453 Victory Drive Columbus, Georgia 31903				on a superiorated at a six page of a six
		Frank A. Turman				
F. Lei	nder:	3453 Victory Drive Columbus, Georgia 31903				
		39 Ticknor Drive				
		Columbus, Muscogee County,	Georgia 3190	)3	The Little Lights Subdivision	Book 7
G. Pr	operty:	Land Lot 29, 7th District, Lots	29 & 30, Blo	ck Q, l	Fourth Addition to Torch Hill Heights Subdivision,	DOOK 7,
		Page 297, Muscogee County, C	Georgia		THE ME CONTRACT THE PROPERTY OF THE PROPERTY O	
H. Se	ttlement Agent:	MARTIN SNOW, LLP				
	ace of Settlement:	4025 Vineville Avenue, Macon	n, Georgia 31	210 E	Bibb County	
	tlement Date:	March 31, 2023				nemer - 1 care or our 12 care as as as order of
J.		Borrower's Transaction		K.	Summary of Seller's Transaction	
100.	Gross Amount Du			400. 0	Gross Amount Due To Seller:	75 000 00
101	Contract Sales Pric	e	73,000.00	TUI.	Contract Dates 1110	
100	Darcanal Property			404.	1 Cladia 1 Topolo	
103	Settlement Charges	s to Borrower (line 1400)	2,5/3.02	403.	D. L. Callow in Advance.	
A	diustments for It	ems Paid by Seller in Advance	•	A	djustments for Items Paid by Seller in Advance:	
					City / Town Taxes  County / Parish Taxes	and the second section of the section o
107.	County / Parish Ta	xes		TU / .	County / 1 car and a second se	
108.	Assessments			408.	Assessments Control of Sallers	75,000,00
120.	Gross Amount I	due from Borrower:	77,573.02	420.	Gross Amount Due to Seller:	/2100000
200	A	or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:	
	Denosit / Fornest M	Money	1,000.00	501.	Excess Deposit (see instructions) Settlement Charges to Seller (Line 1400)	1,000.00
201.	Deposit / Earnest I	of New Loan	70,000.00	304.	Settlement Charges to Settlement	
202.	Evicting Loan(s)	01 10 10 10 10 10 10 10 10 10 10 10 10 1				
203.	Existing Loan(s)	**************************************		504.	Payoff of First Mortgage	
204.		14 4 100 100 \$ 100 100 100 100 100 100 100 1			Payoff of Second Mortgage	70,000,00
					Purchase Money Mortgage	70,000.00
200.	dinatments for It			A	directments for Items I nogid by Seller:	
210	City / Town Tayes	ems onpara by bearing		510.		
210.	City / Town Taxes	exes Jan 1, 2023 thru Mar 31,	412.21	511		
211.					2023	
212.	Assessments			512.	Assessments Total Reductions in Amount Due	
	Total Paid by /	for Borrower:	71,413.31	520.	Seller:	/1,430.31
		THE REPORT OF THE PROPERTY OF		// */* may */**		
200	A William SA Margar P. Schoolster, March 1976 - Householder 44-14. Bullion of Contrast of			200	Cash at Settlement to / from Seller: Gross Amount due to Seller (line 420) Less Reductions Amount due Seller (line 520)	75 000 00
44111	Cash at bettieth	(11)	77 573 02	601.	Gross Amount due to Seller (line 420)	72,000.00
300.	Gross Amount du	e from Borrower (line 120)	11,010.02		Less Reductions Amount due Seller (line 520)	71 / 22 21

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

240 Third Street

В.	TYPE OF	LOAN
1. FHA	2. FMHA	3. CONV. UNINS.
4. VA	5. CONV	'. INS.
6. File Number: G0439.6	4244.1	
7. Loan Numbe		
3. Mortgage Ins	Case No.;	

	Macon, Georgia 3 478-749-1700 fax: 478-	31201 -743-4204			4. V	CONV. INS.	
						.64244.1	
					7. Loan Nun	ber:	
C NOTE: This could					8. Mortgage	Ins. Case No.;	
(poc) were paid	rnished to give you a statement outside the closing. They are s	of actual settleme	nt cost	s. Amour	ats paid to and by the	cattlamout	
(poo) were paid	outside the closing. They are s Flores Properties, LLC	hown here for inf	ormati	onal pur	poses and are not inc	cluded in the totals	n. Items marked
D. Buyer:	1397 Cherokee Trail					and the totals.	
	Lawrenceville, Georgia	30043					
E. Seller:	Nadal Capital, LLC						
L. Seller:	1831 Ashboro Court, Ap	ot 8					
F. Lender:	Marietta, Georgia 30067						
	134 Torch Hill Road						
C Deserve	Columbus Musesass C				-		
G. Property:	Columbus, Muscogee Co	ounty, Georgia	31903	3			
and the same of th	Land Lot 29, 7th District County, Georgia	, Lot 21, Block	M, A	ddition	to Torch Hill He	ights, Book 6, Page 27.	Muscogee
H. Settlement Agent:	MARTIN SNOW, LLP						useogee
Place of Settlement:	4025 Vineville Avenue. N	Macon Georgia	2121	10 D''			
I. Settlement Date:	March 31, 2023	racon, deorgia	1312	IU BIB	b County		
J. Summary of							
J. Summary of	Buyer's Transaction		K		Summary of	Collows T.	
100. Gross Amount Du	e From Dunion				Summary of	Seller's Transaction	
101. Contract Sales Price	e From Buyer:		4(	00. Gro	ss Amount Due 7	To Seller:	
102. Personal Property		7,000.0	00 40	01. Co	ntract Sales Price		7,000.00
<ol><li>Settlement Charges</li></ol>	to Buyer (line 1400)	1,122.5	4(	02. Per	sonal Property		7,000.00
Adjustments for Ite	ms Paid by Seller in Adva	nce:	0 40	03.			
- city / Town Taxes			40	Adjus	Town Taxes	Paid by Seller in Adv	ance:
<ul><li>107. County / Parish Tax</li><li>108. Assessments</li></ul>	es		40	o. Cit	inty / Parish Taxes		
120. Gross Amount Du	o fuo m D		40	8. Ass	essments		
oroso remount Du	ie from Buyer:	8,122.5			oss Amount Due	to Seller:	7,000,00
200. Amounts Paid by o	or in Behalf of Buyon					The state of the s	7,000.00
201. Deposit / Earnest Mo	nev	1,000,00	500	. Red	uctions in Amour	it Due to Seller:	
202. Principal Amount of	New Loan	1,000.00	50	I. EXC	ss Deposit (see ins	tructions)	1,000.00
203. Existing Loan(s) 204.			302	2. Settl	ement Charges to S	eller (Line 1400)	0.00
205.			504	Pavo	ting Loan(s)  ff of First Mortgage		
206.			505	. Pavo	ff of Second Mortg	8	
Adjustments for Item	o Umadd L O U		506	. Purc	nase Money Mortga	age	
210. City / Town Taxes	s Unpaid by Seller:			Adjust	ments for Items I	Inpaid by Seller:	the many latter and a superior constitution and a superior
County / Parish Taxes	Jan 1, 2023 thru Mar 31,		510	. City	Town Taxes		Anna casa, mari iga inace con antigan panta antigan a
2023	1, 2025 tilld Mai 51,	153.92	511.	Coun	ty / Parish Taxes Ja	n 1, 2023 thru Mar 31,	The same and the s
12. Assessments				2023			153.92
20. Total Paid by / for 1	Ruver		312.	Asses			
	buyer.	1,153.92	520.	Selle	Reductions in A	mount Due	1 152 02
Of Cash at Sattle				Selle	•		1,153.92
00. Cash at Settlement f	rom / to Buyer:		600.	Cash	at Settlement to /	from Calla	
<ol> <li>Gross Amount due from Carlo</li> <li>Less Amount Paid by/f</li> </ol>	or Buyer (line 120)	8,122.50	601.	Gross	Amount due to Sell	er (line 420)	
and by/I	or Buyer (line 220)	1,153.92	602.	Less R	eductions Amount	due Seller (line 520)	7,000.00
3. Cash From Buye						(IIIIC 320)	1,153.92
Cash From Buye	1.	\$6,968.58	603.	Cash	To Seller:		\$5 946 00
							\$5,846.08

Buyer Initials: Seller Initials:



Marvin I. Flores

Guillermo William Nadal

SETTLEMENT STATEMENT

MARTIN SNOW, LLP

240 Third Street

Macon, Georgia 31201

478-749-1700 fax: 478-743-4204

Nadal Capital, LLC 1831 Ashboro Court, Apt 8

Marietta, Georgia 30067

D. Borrower:

ı. []F	HA 2. FMHA 3. CONV. U	JNINS.
4. 🔲 v	A 5. CONV. INS.	
G0439	ober: 9.64225	
The second second	mber:	

E. Se	eller:	3453 Victory Drive Columbus, Georgia 31903					
F. Le	ender:	Frank A. Turman 3453 Victory Drive Columbus, Georgia 31903					
G. Pr	roperty:	91 Munson Drive Columbus, Muscogee County Lot 25 and Pt. Lot 24, Block			odivision, Book 1, Page	e 141, Muscogee County.	Georgia
H. Se	ettlement Agent:	MARTIN SNOW, LLP					
	ace of Settlement:	4025 Vineville Avenue, Mac	on, Georgia 31	1210	Bibb County		
I. Set	tlement Date:	March 27, 2023					
J.	Summary of	Borrower's Transaction		K.	Summary of S	eller's Transaction	
100.	Gross Amount Du	e From Borrower:		400.	Gross Amount Due T	o Seller:	
CONTROL DESCRIPTION OF THE PARTY OF THE PART	Contract Sales Pric		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.			
		ms Paid by Seller in Advanc	e:			Paid by Seller in Advar	ice:
	City / Town Taxes				City / Town Taxes		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	County / Parish Tax	es		-	County / Parish Taxes		
Marian Marian San San San San San San San San San S	Assessments				Assessments		10,000,00
120.	Gross Amount D	ue from Borrower:	19,290.62	420.	Gross Amount Due	to Seller:	18,000.00
***				=00	D 4 22 - 1 1 1 - 1	A Dec de Calleni	
		or in Behalf of Borrower:	500.00		Reductions in Amoun Excess Deposit (see ins		500.00
201.	Deposit / Earnest M		15,500.00	502.			50.00
202.	Principal Amount o	r New Loan	15,500.00	A BATHLOOD OF THE LABOR TO CHARLE	Existing Loan(s)	sener (Line 1400)	
203.	Existing Loan(s)				Payoff of First Mortgag	16	YESTAN STELLAR TO A
204.	i dalaka ka ki di masangan da kangan kangan mangan ana manan manan manan manan manan manan manan manan manan m				Payoff of Second Mort		
206.	and the second s			Americano and and a	Purchase Money Mortg		15,500.00
Constitution and second	diustments for Ite	ms Unpaid by Seller:			djustments for Items		
	City / Town Taxes	ms Onpaid by Scirci.			City / Town Taxes		
211.		es Jan 1, 2023 thru Mar 27,	126.45	511.		an 1, 2023 thru Mar 27,	126.45
212.	Assessments			512.	Assessments		
220.	Total Paid by / fo	r Borrower:	16,126.45	520.	Total Reductions in Seller:	Amount Due	16,176.45
		t from / to Borrower:			Cash at Settlement to		18,000.00
		from Borrower (line 120)	19,290.62	601.	Gross Amount due to S	eller (line 420)	16,176.45
302.	Less Amount Paid b	by/for Borrower (line 220)	16,126.45	602.	Less Reductions Amou	nt due Seller (line 520)	10,170.43
303.	Cash From Bo	orrower:	\$3,164.17	603.	Cash To Seller:		\$1,823.55

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.

## A. U. S. DEPARTMENT OF HOUSING AND UFBAN DEVELOPMENT SETTLEMENT STATE OF MARTIN SNOW.

240 Third Street

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

1, []	FHA	printer V		3.	and a	v. UNINS	
4.	VA	5.	CONV.	INS.			San makasanan mana mana
6. File Nu		*****					
G04.	39.642	45					alva - er wigaren i ressensi
7. Loan h	Number:						

					1. Dans Manuell	
					8. Mortgage Ins. Case No.	
C. NOTE: TO	his form is furni	shed to give you a statement of actua	al settlement cost	ts. Amoi	ints paid to and by the settlement agent are shown. Items marke rposes and are not included in the totals.	d
(PC	oc) were pala of	Nadal Capital, LLC	ere jor mjorman		And appropriate the second sec	
D D		1831 Ashboro Court, Apt 8				
D. Borrowe	er:					
n der er eine gegenschaften der generalle er eine geschiliter eine	englannama (s. 57) test i septembris yang takan melan on yang dalam se	Marietta, Georgia 30067	NAS - LOVI CON LINES WORKEN AN ARRANGE MENTAL AND ARRANGE MANAGEMENT		programs in the second control of the control of th	ALADA JAPAN NA PROGRAMA NA PROGRAMA
E. Seller:	ADDALL OF THE PARTY OF THE PART	Frank A. Turman 3453 Victory Drive Columbus, Georgia 31903	proporately Andrew American	a die las a some alabases sel las sel de acco		AND THE RESERVE AND THE PERSON OF
F. Lender:		Frank A. Turman and Edna E. 3453 Victory Drive Columbus, Georgia 31903	Turman	enggagaga salah yan salah sa		
G. Properti	ies:	2214 Simmons Avenue			2551 Bond Avenue	
•		Columbus, Muscogee County Land Lot 30, 7th District, Lot Terrace Subdivision, Book 6, County, Georgia	2, Block F, L	umpki	Columbus, Muscogee County, Georgia 31903 Land Lot 36, 7th District, Lot 8, Block F, Chen Park Subdivision, Book 15, Page 70, Muscogee County, Georgia	okee e
H. Settlem	-	MARTIN SNOW, LLP	0	210	Pilet County	
ALL CONTRACTOR OF CONTRACTOR O	f Settlement:	4025 Vineville Avenue, Maco	on, Georgia 31	210 1	3109 County	ni na na shi na <b>wakazani</b> ni i King matani Miliya
I. Settleme	nt Date:	March 27, 2023				ировори опросто К. — Пр. — НР Н
J.	Summary of	Borrower's Transaction		K.	Summary of Seller's Transaction	y an anamanan a di Angalia
100 Gross	s Amount Du	e From Borrower:	arra responsació de como de servició d		Gross Amount Due To Seller:	~ ~ ~ ~ ~ ~ ~
	tract Sales Pric		33,000.00	401.	Contract Sales Price	3,000.00
Commercial Colonial C	onal Property	and the state of t	velicinomical & gamericonomic		Personal Property	a constituent was a
103. Settl	ement Charges	to Borrower (line 1400)	1,709.05	403.	garanin samu sporantensissikons a varotoriaminin maningaranin minintarinin kolonin kinaspanjoja () to stansajo manin	entries proprietables and
Adjust	ments for Ite	ems Paid by Seller in Advance	<b>e:</b>		djustments for Items Paid by Seller in Advance:	Commission of the Asset
106. City	/ Town Taxes			406.	City / Town Taxes	annen en
	nty / Parish Ta	Xes			County / Parish Taxes	ana jujun ili dipanakaana minakan
108. Asse					Assessments	3,000.00
120. Gro	ss Amount D	ue from Borrower:	34,709.05	420.	Gross Amount Due to Seller: 3.	
				700	A Annual Due to Seller:	- Transferred and American September 1987
200. Amo	unts Paid by	or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:  Excess Deposit (see instructions)	1,000.00
201. Depo	osit / Earnest N	Money	1,000.00	501.	Settlement Charges to Seller (Line 1400)	50.00
	cipal Amount	of New Loan	30,000.00		Existing Loan(s)	No tone confidence and
	ting Loan(s)	Manufacture - C - 2000/000 and year of the control	and the second and the second		Payoff of First Mortgage	A
204.		AND THE RESERVE OF THE PROPERTY OF THE PROPERT	15/2003-00-0400-00-0400-00-0400-0400-0400-0		Payoff of Second Mortgage	and a supplementary of the second of the second
205.	2000 V 1111 2000 0000 1100 1100 1100 110	The state of the s	and the state of t	506.	Purchase Money Mortgage	30,000.00
206.		Tonoid by Saller	n, ingontoningosamingan a refordade aque respativações agrico.	A	djustments for Items Unpaid by Seller:	
Adjust	(Town Toyoo	ems Unpaid by Seller:	organização Calendario - PASSES SÃO SÃO S	510.	City / Town Taxes	and the state of t
210. City 211. Cour 2023		xes Jan 1, 2023 thru Mar 27,	318.74	511.	County / Parish Taxes Jan 1, 2023 thru Mar 27, 2023	318.74
	essments	And the first of the second se	anne (1995), i dan All Ogerheim in de Selv Verlaher i dan	512.	Assessments	a capital and provide an analysis of parameters and
/444-14 1179-1411-117-17-1411-17		or Borrower:	31,318.74	520.	Total Reductions in Amount Due 3 Seller:	1,368.74
Acc 2	en de la company de un application de partir de la company		note the control of t	600	Cash at Settlement to / from Seller:	and annually of a management
300. Cash	h at Settleme	nt from / to Borrower:	34 700 05	tributer and and the street	Gross Amount due to Seller (line 420)	33,000.00
301. Gros	ss Amount due	from Borrower (line 120)	34,709.05 31,318.74	MANAGEMENT CONTRACTOR	The state of the s	31,368.74
302. Less	Amount Paid	by/for Borrower (line 220)	01,010.74	002.		

# U. S. DEPARTMENT OF HOUSING AND UF BAN DEVELOPMENT SETTLEMENT STATE AE MARTIN SNOW,

240 Third Street

1,	FHA	2,	FMH	A	3.	CONV	UNINS.	
4.	VA	5.	CON	V. INS	S.		nan da santa	a consequence
6. File Nu G04:	mber: 39.642	245	Account Telephysic In		usessania volkilano preline		consumption of the desired	04-130-05-05-05-05-05-05-05-05-05-05-05-05-05
7. Loan N	Number:							

	240 Initu Succi			4. VA 3. CONT. 1130	W. MCHANNAN CONTRACTOR CONTRACTOR CONTRACTOR	
	Macon, Georgia 31201			6. File Number:		
	478-749-1700 fax: 478-743-4204			G0439.64245	granden side, in a pully-regularization or enteresting to	
				7. Loan Number:		
				8. Mortgage Ins. Case No.:		
		and the second s	contration or contration	the said to and by the settlement agent are shown, Items to	narked	
C. NOTE: This form is )	furnished to give you a statement of actual id outside the closing. They are shown he	settlement costs	, Amou	nts paid to and by the settlement agent are shown, Items to poses and are not included in the totals.	Proposition of the second seco	
(poc) were pa	id outside the closing. They are shown he	re for information	Appello Assessed	energy according to the System in the destruction of the Control o		
	Nadal Capital, LLC					
D. Borrower:	1831 Ashboro Court, Apt 8					
	Marietta, Georgia 30067	Section of the sectio	Geographic control from the first			
11 A JON DA ANDREWS (A CANADA MARKET CONTRACTOR OF THE ANDREWS CON	Frank A. Turman					
E. Seller:	3453 Victory Drive					
Columbus, Georgia 31903				o contrata e entropologico contrata de contrata de estratorio contrata de entropologico de estrata el contrata de		
	Frank A. Turman and Edna E.	Turman				
F. Lender:	3453 Victory Drive					
	Columbus, Georgia 31903		NAME OF TAXABLE PARTY.	2551 Bond Avenue	414,0	
G. Properties:	2214 Simmons Avenue	0 1 2100	2	Columbus, Muscogee County, Georgia 31	903	
	Columbus, Muscogee County,	Georgia 3190	13			
	Land Lot 30, 7th District, Lot	2, Block F, Lu	impkir		cogee	
	Terrace Subdivision, Book 6, 1	Page 185, Mu	scogee	County, Georgia		
	County, Georgia	and the second		County, Georgia		
H. Settlement Agen		0 -1-21	210 5	Sibb County	- AND	
Place of Settleme	ent: 4025 Vineville Avenue, Maco	n, Georgia 31	210 E	SIDD COURTS	manufacture of the second seco	
I. Settlement Date:	March 27, 2023		anger and a second	CONTRACTOR		
A CONTRACTOR OF THE PROPERTY O			K.	Summary of Seller's Transaction		
J. Summa	ry of Borrower's Transaction		N.	Summary or Comment	and the second s	
The second secon		with the second	400 (	Gross Amount Due To Seller:	and the second s	
100. Gross Amoun	t Due From Borrower:	33,000.00	401	Contract Sales Price	33,000.00	
101. Contract Sales		33,000.00	402.	Personal Property	New control of the control of the second	
102. Personal Prop	mty Clina 1400)	1,709.05	403	And the Administration of the Administration	on in a marie an also missiones me	
103. Settlement Ch	arges to Borrower (line 1400)	THE THE REAL PROPERTY OF THE PARTY OF THE PROPERTY OF THE PARTY OF THE	A	djustments for Items Paid by Seller in Advanc	<b>:</b>	
Adjustments to	or Items Paid by Seller in Advance	The first of the second second second second second	406.	City / Town Taxes	aratif di camananantantan kanananantan ya ta ka di da da kananan ka ka ka da ka da ka da ka da ka da ka da ka d	
106. City / Town T	AXES	ers (rethings on the second second second second second	407.	County / Parish Taxes		
107. County / Paris 108. Assessments	The Taxon and the Control of the Con	on comments and the comments of the comments o	408.	Assessments	33,000.00	
120 Cross Amou	int Due from Borrower:	34,709.05	420.	Gross Amount Due to Seller:	***************************************	
in	Manufacture I commence and the contract of the		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		eryphysics - A color for a respected distributed has pre-culturated	
200 Amounts Pai	d by or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:	1,000.00	
201. Deposit / Earn	est Money	1,000.00	501.	Excess Deposit (see instructions)	50.00	
202. Principal Ame	ount of New Loan	30,000.00	502.	Settlement Charges to Seller (Line 1400)	Co. (2), September 16, 14 september 1822 approximation and the	
203. Existing Loan	(S)	de en extra en en experimental de la companion	503.	Existing Loan(s)	4-2 CHANGE S. LOS. P. LEWISCH. S. COMMANDER LAND.	
204.	Augustus and a second a second and a second		504.	Payoff of First Mortgage Payoff of Second Mortgage	AND THE CONTRACT OF THE CONTRA	
205.			505.	Purchase Money Mortgage	30,000.00	
206.			300.	djustments for Items Unpaid by Seller:	The state of the s	
Adjustments f	or Items Unpaid by Seller:		510	City / Town Taxes	\$14.54.53.54.55.54.55.54.55.55.55.55.55.55.55.55.	
210 City / Town 7	axes	and and transport of the transport of the section o		County / Parish Taxes Jan 1, 2023 thru Mar 27,	318.74	
County / Pari	sh Taxes Jan 1, 2023 thru Mar 27,	318.74	511.	2023	the to the party of the state o	
211. 2023	Management of the state of the	neurophiae i incorporationistic en progenous de	512.	Assessments	The state of the s	
212. Assessments	AND AND AREA CONTROL OF THE CONTROL	A APPENDANCE PROPERTY OF A PROPERTY OF A		Total Reductions in Amount Due	31,368.74	
220 Total Paid	by / for Borrower:	31,318.74	520.	Seller:	and the second s	
220. IUlai I alu	STATE OF THE PROPERTY OF THE P	encontrapelation - communication for the application of the augment	ademic discover and a	May not be a proper to the second of the sec	and the second second deposits and the second secon	
	AND THE PROPERTY OF THE PROPER	- Artistan Artistan (Artistana) - Artistana)	600.	Cash at Settlement to / from Seller:	33,000.00	
300. Cash at Sett	lement from / to Borrower:	34,709.05	601	Gross Amount due to Seller (line 420)	31,368.74	
201 Gross Amoun	at due from Borrower (line 120)	31,318.74	602.	Less Reductions Amount due Seller (line 520)	31,300.74	
302. Less Amount	Paid by/for Borrower (line 220)					

A.	A. SETTLEMENT STATEMENT				B. TYPE OF LOAN			
	MARTIN SNOW, LLP 240 Third Street Macon, Georgia 31201				1. FHA 2. FMHA 3. COI 4. VA 5. CONV. INS. 6. File Number:	NV. UNINS.		
		478-749-1700 fax: 478-743-4			6. File Number: G0439.64121			
					7. Loan Number:			
					03062023			
					8. Mortgage Ins. Case No.:			
C. N	OTE: This form is furn (poc) were paid o	utside the closing. They are shown	ual settlement co here for inform	osts. An ational	nounts paid to and by the settlement agent are shown. Iten purposes and are not included in the totals.	is marked		
D. E	Borrower:	Nadal Capital, LLC 1831 Ashboro Court, Apt 8 Marietta, Georgia 30067						
E. S	eller:	Stepping Stone Trucking, LI 204 Hillandale Parkway Lithonia, Georgia 30058	)					
F. L	ender:	Ashford Group 401k Trust 1850 Cotillion Drive, Unit 2- Dunwoody, Georgia 30338	417					
G. P	roperty:	862 Fort Hill Street Macon, Bibb County, Georgi Lot 2, Block 46, Lot 4, Wool		Book 6	5, Page 721, Bibb County, Georgia			
	ettlement Agent:	MARTIN SNOW, LLP						
-	lace of Settlement:	4025 Vineville Avenue, Mac	on, Georgia 3	1210	Bibb County			
1. 50	ttiement Date.	March 10, 2023		T				
J.		Borrower's Transaction		K.	Summary of Seller's Transaction			
STREET, SQUARE, SQUARE	Gross Amount Du			-	Gross Amount Due To Seller:			
Section to the Residence	Contract Sales Price Personal Property		25,000.00		Contract Sales Price	25,000.00		
		to Borrower (line 1400)	2,645.32		Personal Property			
		ms Paid by Seller in Advance		-	Adjustments for Items Paid by Seller in Advan-	ce:		
106.	City / Town Taxes			406.	City / Town Taxes			
	County / Parish Tax	es		407.	County / Parish Taxes			
108.	Assessments	2022 than Mar 21, 2022	1400		Assessments			
-	Gross Amount Di	, 2023 thru Mar 31, 2023	14.00 27,659.32		Solid Waste Mar 11, 2023 thru Mar 31, 2023	14.00		
120.	Gross Amount Di	ie irom Borrower.	27,059.32	420.	Gross Amount Due to Seller:	25,014.00		
200.	Amounts Paid by	or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:			
201.					Excess Deposit (see instructions)			
202.	Principal Amount of	New Loan	25,000.00	502.		50.00		
203.	Existing Loan(s)				Existing Loan(s)			
204.					Payoff of First Mortgage			
205.				505.				
206.				506.	Purchase Money Mortgage			
207.				507.	Real Property and Solid Waste as of 3/7/23 to Macon-Bibb County Tax Commissioner	3,021.61		
208.				508.	Sellers' Attorney Fees to Mayo Hill	800.00		
		ns Unpaid by Seller:			djustments for Items Unpaid by Seller:			
210.	City / Town Taxes				City / Town Taxes			
211.	2023	es Jan 1, 2023 thru Mar 10,	53.57	511.	County / Parish Taxes Jan 1, 2023 thru Mar 10, 2023	53.57		
212.	Assessments			512.	Assessments			
220.	Total Paid by / for	· Borrower:	25,053.57	520.	Total Reductions in Amount Due Seller:	3,925.18		

303. Cash From Borrower:

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120)

302. Less Amount Paid by/for Borrower (line 220)

\$2,605.75 603. Cash To Seller:

600. Cash at Settlement to / from Seller:

601. Gross Amount due to Seller (line 420)

25,053.57 602. Less Reductions Amount due Seller (line 520)

\$21,088.82

25,014.00

3,925.18

A. g	SETTLEMENT STATEMENT	B. TYPE OF LOAN	
240 Third Street	Macon, Georgia 31201	1. FHA 2. FMHA 3. CONV. UNINS 4. VA 5. CONV. INS. 6. File Number:	
	478-749-1700 fax: 478-743-4204	G0439.64133	
		7. Loan Number:	
		02242023 8. Mortgage Ins. Case No.:	
	Nadal Capital, LLC		
D. Borrower:	1831 Ashboro Court, Apt 8		
	Marietta, Georgia 30067		
E Callani	Our Children's Future, LLC		
E. Seller:	904 Russell Parkway Suite 9081 Warner Robins, Georgia 31095		
	Marie Hew		
F. Lender:	5081 Leeshire Trail SE		
	Atlanta, Georgia 30339		
	4052 Lindsey Drive		
G. Property:	Macon, Bibb County, Georgia 31206		
	Land Lot 146 & 159, 14th District, Lot 4, Bloc	k B, Lindsey Park Subdivision, Section 1, Book 29, Page 8	

MARTIN SNOW, LLP 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County

Bibb County, Georgia

February 24, 2023

H. Settlement Agent:
Place of Settlement:
I. Settlement Date:

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,	000.000	401.	Contract Sales Price	32,000.00		
102.	Personal Property		402.	Personal Property			
		879.75	403.				
	djustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:				
106.	City / Town Taxes			City / Town Taxes	The second secon		
107.	County / Parish Taxes			County / Parish Taxes			
108.	Assessments			Assessments	3-1-1		
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: 33,9	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:			
	Deposit / Earnest Money		501.	Excess Deposit (see instructions)			
202.		000.00		Settlement Charges to Seller (Line 1400)	25.00		
203.	Existing Loan(s)			Existing Loan(s)			
204.			504.	Payoff of First Mortgage to Coleman Properties, Inc.	15,000.00		
205.			505.	Payoff of Second Mortgage			
206.				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		
A	djustments for Items Unpaid by Seller:		A	djustments for Items Unpaid by Seller:			
	City / Town Taxes			City / Town Taxes			
211.	County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13		County / Parish Taxes Jan 1, 2023 thru Feb 24, 2023	27.13		
212.	Assessments		512.	Assessments			
220.	Total Paid by / for Borrower: 33,0	27.13	520.	Total Reductions in Amount Due Seller:	16,339.26		
300.	Cash at Settlement from / to Borrower:		600.	Cash at Settlement to / from Seller:			
THE RESERVE OF THE PERSON OF				Gross Amount due to Seller (line 420)	32,023.33		
		THE RESERVE TO STREET	-	Less Reductions Amount due Seller (line 520)	16,339.26		
					The second secon		

A		
-	٠.	

#### MARTIN SNOW, LLP 240 Third Street

Е	з. т	YPE	OF LOAN
1.	FHA	2.	FMHA 3. CONV. UNINS.
4.	VA	5.	CONV. INS.
	Number: 0439.64	133	
-	an Number: 242023		
8. Mo	rtgage Ins. (	Case No.	:

					8. Mortgage Ins. Case No.:	
C. N	OTE: This form is furn	ished to give you a statement of act	tual settlement co.	sts. Amo	punts paid to and by the settlement agent are shown. Item	ms marked
	(poc) were paid o		here for informa	tional p	purposes and are not included in the totals.	
		Nadal Capital, LLC				
D. E	Borrower:	1831 Ashboro Court, Apt 8				
		Marietta, Georgia 30067				27 487 707 FF SHATOLOGY (MALES AND
		Our Children's Future, LLC				
E. S	eller:	904 Russell Parkway Suite 9				
		Warner Robins, Georgia 310	095			
		Marie Hew				
F. L	ender:	5081 Leeshire Trail SE				
		Atlanta, Georgia 30339				
		4052 Lindsey Drive				
G. P	roperty:	Macon, Bibb County, Georg				
	. openy.		District, Lot 4, I	Block I	3, Lindsey Park Subdivision, Section 1, Book 2	9, Page 83,
-		Bibb County, Georgia				
	ettlement Agent:	MARTIN SNOW, LLP				
SEED, AND THE WAY ARE SHOULD SEED	lace of Settlement:	4025 Vineville Avenue, Mac	con, Georgia 3	1210	Bibb County	
I. Se	ettlement Date:	February 24, 2023		_		
J.	Summary of	Borrower's Transaction		K.	Summary of Seller's Transaction	
100.	Gross Amount Du	e From Borrower:		400.	Gross Amount Due To Seller:	
101.	Contract Sales Price	2	32,000.00	401.	Contract Sales Price	32,000.00
	Personal Property			402.	Personal Property	
		to Borrower (line 1400)	1,879.75	403.		
		ms Paid by Seller in Advance	ce:		djustments for Items Paid by Seller in Adva	nce:
	City / Town Taxes				City / Town Taxes	
	County / Parish Tax	ces			County / Parish Taxes	
	Assessments	2022 the May 21, 2022	22.22		Assessments	22.22
		, 2023 thru Mar 31, 2023 ue from Borrower:	23.33		Solid Waste Feb 25, 2023 thru Mar 31, 2023	23.33
120.	Gross Amount D	ue 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:	
	Deposit / Earnest M			501.	Excess Deposit (see instructions)	
202.	Principal Amount o	f New Loan	33,000.00		Settlement Charges to Seller (Line 1400)	25.00
203.	Existing Loan(s)			503.	Existing Loan(s)	and in the second of the secon
204.				504.	Payoff of First Mortgage to Coleman	15,000.00
				-	Properties, Inc.	13,000.00
205.					Payoff of Second Mortgage	
206.			**************************************	506.	Purchase Money Mortgage	
207.				507.	Solid Waste to Macon-Bibb County Tax	484.28
				-	Commissioner Property Taxes to Macon-Bibb County Tax	
208.				508.	Commissioner	802.85
Δ	diustments for Ite	ms Unpaid by Seller:		Δ	djustments for Items Unpaid by Seller:	A CONTRACTOR OF THE PARTY OF TH
	City / Town Taxes	ins Cupaid by Sener.			City / Town Taxes	
		es Jan 1, 2023 thru Feb 24,			County / Parish Taxes Jan 1, 2023 thru Feb 24,	27.12
211.	2023		27.13	511.	2023	27.13
212.	Assessments			512.	Assessments	
220.	Total Paid by / fo	r Rorrower:	33,027.13	520.	Total Reductions in Amount Due	16,339.26
	Total Fald by / 10	· DOLLOHOLI	25,027.13	220.	Seller:	10,007.20
300	Coch of Sattleman	t from / to Borrower:		600	Cash at Settlement to / from Seller:	
		rom Borrower (line 120)	33,903.08		Gross Amount due to Seller (line 420)	32,023.33
	man although data and an area permitted man for the contract of the contract o	y/for Borrower (line 220)	33,027.13		Less Reductions Amount due Seller (line 520)	16,339.26
J 02.	ulu U	/ Do (IIII 220)	00,027.13	004.	(me 520)	

#### MARTIN SNOW, LLP

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

#### B. TYPE OF LOAN

FHA 2. FMHA 3. CONV. UNINS.

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.

Nadal Capital, LLC

D. Borrower: 1831 Ashboro Court, Apt 8

Marietta, Georgia 30067

E. Seller:

Hilliard C. Arline, IV

er: 225 Steeplechase

Warner Robins, Georgia 31088

Coleman Properties Inc

F. Lender:

5437 Bowman Rd, Ste. 120, Box 110

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	
100.	Gross Amount Due From Borrower:		400.	Gross Amount Due To Seller:	0.00
101.	Contract Sales Price	45,000.00	401.	Contract Sales Price	45,000.00
102.	Personal Property		402.	Personal Property	
103.	Settlement Charges to Borrower (line 1400)	1,337.50	403.		
A	djustments for Items Paid by Seller in Advance:		A	djustments for Items Paid by Seller in Advance:	
106.	City / Town Taxes			City / Town Taxes	
107.	County / Parish Taxes		407.	County / Parish Taxes	
108.	Assessments		408.	Assessments	
109.	Quarterly Garbage Bill Feb 22, 2024 thru Mar 31, 2024	25.71	409.	Quarterly Garbage Bill Feb 22, 2024 thru Mar 31, 2024	25.71
120.	Gross Amount Due from Borrower:	46,363.21	420.	Gross Amount Due to Seller:	45,025.71
200.	Amounts Paid by or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:	AND COMPANY OF THE
201.	Deposit / Earnest Money		501.	Excess Deposit (see instructions)	
202.	Principal Amount of New Loan	45,000.00	502.	the state of the control of the cont	0.00
203.	Existing Loan(s)		503.		
204.			504.	Payoff of First Mortgage	
205.			505.	Payoff of Second Mortgage	
206.	***		506.	Purchase Money Mortgage	
207.			507.	2023 Real Property Taxes to Tax	269.34
207.			307.	Commissioner, Bibb County	209.54
208.			508.	Current and Past Due Garbage to Tax	316.00
				Commissioner, Bibb County	
	djustments for Items Unpaid by Seller:			djustments for Items Unpaid by Seller:	
210.	The state of the s		510.	City / Town Taxes	
211.	County / Parish Taxes Jan 1, 2024 thru Feb 21, 2024	37.26	511.	County / Parish Taxes Jan 1, 2024 thru Feb 21, 2024	37.26
212.	Assessments		512.	Assessments	
220.	Total Paid by / for Borrower:	45,037.26	520.	Total Reductions in Amount Due Seller:	622.60

SETTLEMENT STATEMENT B. TYPE OF LOAN CONV. UNINS. FHA **FMHA** 3. 2 MARTIN SNOW, LLP 240 Third Street CONV INS Macon, Georgia 31201 6. File Number: 478-749-1700 fax: 478-743-4204 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. Nadal Capital, LLC D. Borrower: 1831 Ashboro Court, Apt 8 Marietta, Georgia 30067 William E. Turman and Dixie C E. Seller: 6958 Setter Drive Columbus, Georgia 31909 Villiam E. Turman and Dixie C. Turman 3453 Victory Drive F. Lender: olumbus, Georgia 31903 1502 Foye Avenue Columbus, Muscogee County, Georgia 31903 G. Property: Land Lot 7, 7th District, Lot 1, Block L, Addition to Pine Hill Subdivision, Book 11, Page 24, Muscogee County, Georgia MARTIN SNOW, LLP H. Settlement Agent: 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: 400. Gross Amount Due To Seller: 101. Contract Sales Price 22,500.00 Contract Sales Price 22,500.00 102. Personal Property Personal Property 103. Settlement Charges to Borrower (line 1400) 1,323.00 403 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 Borrower: 23,823.00 420. Gross Amount Due to Seller: 22,500.00 200. Amounts Paid by or in Behalf of Borrower: 500. Reductions in Amount Due to Seller: Deposit / Earnest Money 201. 2,500.00 501. Excess Deposit (see instructions) 202. Principal Amount of New Loan 20,000.00 502. 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 20,000.00 Adjustments for Items Unpaid by Seller: Adjustments for Items Unpaid by Seller: 210. City / Town Taxes 510. City / Town Taxes County / Parish Taxes Jan 1, 2023 thru Feb 17, County / Parish Taxes Jan 1, 2023 thru Feb 17, 211. 115.40 511. 115.40 2023 2023 212. Assessments 512. Assessments **Total Reductions in Amount Due** 20,140.40 220. Total Paid by / for Borrower: 22,615.40 520. Seller: 300. Cash at Settlement from / to Borrower: 600. Cash at Settlement to / from Seller: 22,500.00 301. Gross Amount due from Borrower (line 120) Gross Amount due to Seller (line 420) 23,823.00 601. 302. Less Amount Paid by/for Borrower (line 220) 602. Less Reductions Amount due Seller (line 520) 20,140.40 22,615.40



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

cile 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

3475 DALLAS HIGHWAY, SUITE 112, MARIETTA, GEORGIA 30064

**Property Address:** 

3050 HILLCREST AVE, MACON, GA 31204 JOSE E GALVAN

Borrower: 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		
	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	
21.03	52.11	PRORATA OF SOLID WASTE BILL from		52.11	21.00	
		Title Charges				
		Title - Owner's title insurance (optional)	DAVIS & ASSOC./First American Title In	200.00		
		Title - Settlement_or closing fee-	DAVIS & ASSOCIATES ATTORNEYS AT	395.00		
		Title-Title Exam	DAVIS & ASSOC/SOUTHEAST TITLE E	235.00		
30.00		Title-Payoff Handling Fee	DAVIS & ASSOCIATES ATTORNEYS AT			
45.00		Title-Post Closing Fee	DAVIS & ASSOCIATES ATTORNEYS AT			
		Commission				
625.00		Real Estate Commission	ATLANTIC REAL ESTATE BROKERS			
625.00		Real Estate Commission	KDH REALTY, LLC			
		Government Recording and Transfer Char-	ges CLERK OF SUPERIOR COURT	25.00		
05.00		RECORD RELEASE	CLERK OF SUPERIOR COURT	20.00		
25.00		TRANSFER TAX	CLERK OF SUPERIOR COURT	25.00		
		Payoff(s)	CLERK OF SOFERIOR GOOK!	23.00		
17,416.16		Payoff of First Mortgage Loan	KIN SHACKELFORD aka MCKINLEY C			
		as of 02/17/23				
		Principal Balance \$17,416.16				
		Other Charges				

Seller		and a company of the control of the	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 File # GOGGANS, STUTZMAN, HUDSON, WILSON & MIZE, LLP

Property

2326 Fort Benning Road

Columbus, GA 31903

Sale Price

\$ 76,000.00

#### **Summaries of Transactions**

#### SELLER'S TRANSACTION

SELLER'S TRANSACTION	N	
M. Due to Seller at Closing		\$ 76,000.00
01 Sale Price of Property		\$ 76,000.00
02 Sale Price of Any Personal	Property Induded in Sale	470,000.00
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 Closin	ng di	\$ 62,086.12
01 Excess Deposit		
02 Closing Costs Paid at Closing		\$ 6,529.19
03 Existing Loan(s) Assumed or		7,7,000
04 Payoff of First Mortgage Loa		\$ 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 Unpa	id 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 (1	V)	- \$ 62,086.12
· [ - [		\$ 02,000.12

#### Transaction Information

Borrower

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

Seller

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

#### **Contact Information**

Contact Information	
REAL ESTATE BROKER (E	3)
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



\$ 13,913.88

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-dosing

Cash From X To Seller

A.

#### SETTLEMENT STATEMENT

MARTIN SNOW, LLP 240 Third Street

B.	TYPE	OF	LOAN		
1. FF	HA 2.	FMHA	A 3.	CONV. UNIN	S.
4. V	A 5.	CONV	V. INS.		
6. File Numb	oer: 0.63933				
7. Loan Num 020620					
8. Mortgage	Ins. Case No.:				

204. 205. 206.  Adjustments for I 210. City / Town Taxes 211. County / Parish To 2023 212. Assessments 220. Total Paid by / 300. Cash at Settleme 301. Gross Amount due	axes Jan 1, 2023 thru Feb 6, 65.81	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023  512. Assessments  520. Total Reductions in Amount Due Seller:  600. Cash at Settlement to / from Seller:  601. Gross Amount due to Seller (line 420)  602. Less Reductions Amount due Seller (line 520)	65.81 65.81 30,000.00 65.81
204. 205. 206.  Adjustments for I 210. City / Town Taxes 211. County / Parish To 2023 212. Assessments 220. Total Paid by / 300. Cash at Settleme 301. Gross Amount due	for Borrower: 32,065.81  ent from / to Borrower: e from Borrower (line 120) 34,377.79	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023  512. Assessments  520. Total Reductions in Amount Due Seller:  600. Cash at Settlement to / from Seller:  601. Gross Amount due to Seller (line 420)	<b>65.81</b> 30,000.00
204. 205. 206.  Adjustments for I 210. City / Town Taxes 211. County / Parish T 2023 212. Assessments 220. Total Paid by /	for Borrower:  32,065.81  ent from / to Borrower:	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023  512. Assessments  520. Total Reductions in Amount Due Seller:  600. Cash at Settlement to / from Seller:	65.81
204. 205. 206.  Adjustments for I 210. City / Town Taxes 211. County / Parish T 2023 212. Assessments 220. Total Paid by /	for Borrower: 32,065.81	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023  512. Assessments  520. Total Reductions in Amount Due Seller:	
204. 205. 206.  Adjustments for I 210. City / Town Taxe: 211. County / Parish T 2023 212. Assessments	s axes Jan 1, 2023 thru Feb 6, 65.81	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023  512. Assessments  Total Reductions in Amount Due	
204. 205. 206. Adjustments for I 210. City / Town Taxes 211. County / Parish Towns To	s aves lan 1 2023 thru Feb 6	Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  511. County / Parish Taxes Jan 1, 2023 thru Feb 6, 2023	65.81
204. 205. 206. Adjustments for I 210. City / Town Taxes County / Parish T	s aves lan 1 2023 thru Feb 6	Adjustments for Items Unpaid by Seller: 510. City / Town Taxes County / Parish Taxes Jan 1, 2023 thru Feb 6,	65.81
204. 205. 206. Adjustments for I		Adjustments for Items Unpaid by Seller:	
204. 205. 206.	tems Unnaid by Seller:		
204. 205.			
204.		505. Payoff of Second Mortgage 506. Purchase Money Mortgage	
		504. Payoff of First Mortgage	
203. Existing Loan(s)		503. Existing Loan(s)	
202. Principal Amount	of New Loan 32,000.00		0.00
201. Deposit / Earnest		501. Excess Deposit (see instructions)	
200. Amounts Paid b	y or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:	
120. Gross Amount	Due from Borrower: 34,377.79	420. Gross Amount Due to Seller:	30,000.00
108. Assessments	D ( D	408. Assessments	20,000,00
107. County / Parish T	axes	407. County / Parish Taxes	
106. City / Town Taxe		406. City / Town Taxes	
	tems Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Adva	ince:
104. Assignment Fee t			
102. Personal Property	es to Borrower (line 1400) 2,377.79	402. Personal Property 403.	
101. Contract Sales Pr			30,000.00
100. Gross Amount D		400. Gross Amount Due To Seller:	20.000.00
J. Summary	of Borrower's Transaction	K. Summary of Seller's Transaction	
I. Settlement Date:	February 6, 2023		
Place of Settlement	The state of the s	1210 Bibb County	
H. Settlement Agent:	MARTIN SNOW, LLP		
	Page 30-31, Bibb County, Georgia	, , , , , , , , , , , , , , , , , , , ,	
G. Property:		6, Block 2C, Lynmore Estates, retraced Book 8 Page	90A-D, Book 4,
	Macon, Bibb County, Georgia 31206		
	Douglasville, Georgia 30154 4169 San Carlos Drive		
F. Lender:	P.O. Box 5434		
	Macon, Georgia 31204  Isaacs Enterprises ATL, LLC		-,
E. Seller:	Nalini Khooblall and Kalowtie Khooblall 4057 Pershing Avenue		
D. Borrower:	1831 Ashboro Court, Apt 8 Marietta, Georgia 30067		
(poc) were paid	outside the closing. They are shown here for information Nadal Capital, LLC	ational purposes and are not included in the totals.	
		osts. Amounts paid to and by the settlement agent are shown. Its	ems marked
		8. Mortgage Ins. Case No.:	
		7. Loan Number: 02062023	
	478-749-1700 fax: 478-743-4204	G0439.63933	



#### MARTIN SNOW, LLP 240 Third Street

1.	FHA	2.	FMHA	3.	CONV. UNINS.	1.00
4.	VA	5.	CONV.	NS.		
	Number: 439.63'	766				

			8. Mortgage Ins. Case No.:	
- C 11000				
C. NOTE: This form is furn	tished to give you a statement of actual settlement co	osts. Am	ounts paid to and by the settlement agent are shown. Items	marked
(poc) were paid of	nuisiae the closing. They are shown here for inform	ational	purposes and are not included in the totals.	
D. D.	Nadal Capital, LLC			
D. Borrower:	1831 Ashboro Court, Apt 8			
	Marietta, Georgia 30067			
	William E. Turman and Dixie C. Turman			
E. Seller:	6958 Setter Drive			
	Columbus, Georgia 31909			
	William E. Turman and Dixie C. Turman	1000		
F. Lender:	3453 Victory Drive			
	Columbus, Georgia 31903			
	823 Benning Drive			
G. Property:				
G. Property.	Columbus, Muscogee County, Georgia 31	903		
II Cattlamant At	Lots 26 & 27, Block J, Addition to Bennin	g Park	Annex, Book 85, Page 213, Muscogee County, Go	orgia
H. Settlement Agent:	MARTIN SNOW, LLP			
Place of Settlement:	4025 Vineville Avenue, Macon, Georgia 3	1210	Bibb County	
I. Settlement Date:	February 6, 2023			
		,		
J. Summary of	Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount Du	e From Borrower:	400.	Gross Amount Due To Seller:	
101. Contract Sales Price	8,000.00		Contract Sales Price	8,000.00
102. Personal Property			Personal Property	8,000.00
103. Settlement Charges	to Borrower (line 1400) 1,069.50		1 elocitar 1 topolity	
	ms Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance	
106. City / Town Taxes			City / Town Taxes	•
107. County / Parish Tax	tes		County / Parish Taxes	
108. Assessments			Assessments	
120. Gross Amount D	ue from Borrower: 9,069.50		Gross Amount Due to Seller:	9 000 00
	25 11 011 2011 011 011 011 011 011 011 011	720.	Gross Amount Due to Sener:	8,000.00
200 Amounts Paid by	or in Behalf of Borrower:	500	D. L. of the Land	
201. Deposit / Earnest M		500.	Reductions in Amount Due to Seller:	
202. Principal Amount o		501.	Excess Deposit (see instructions)	
203. Existing Loan(s)	f New Loan 7,000.00		Settlement Charges to Seller (Line 1400)	0.00
204.			Existing Loan(s)	
205.		504.	Payoff of First Mortgage	
206.			Payoff of Second Mortgage	<b>7</b> 000 00
	ms Unpaid by Seller:		Purchase Money Mortgage	7,000.00
210. City / Town Taxes	ms Unpaid by Seller:		djustments for Items Unpaid by Seller:	
County / Porich Toy	es Jan 1, 2023 thru Feb 6,	510.	City / Town Taxes	
211. 2023	58.34	511.	County / Parish Taxes Jan 1, 2023 thru Feb 6,	58.34
212. Assessments		-	2023	
212. Assessments		512.	Assessments	
220. Total Paid by / for	r Borrower: 8,058.34	520.	Total Reductions in Amount Due	7,058.34
•	-,		Seller:	7,000.04
300. Cash at Settlemen		600.	Cash at Settlement to / from Seller:	
<ol> <li>Gross Amount due f</li> </ol>		601.		8,000.00
302. Less Amount Paid b	y/for Borrower (line 220) 8,058.34	602.		7,058.34
303. Cash From Bo	rrower: \$1,011.16	603	Coch To Sallon	2041 66
cush From Do	51,011.10	003.	Cash To Seller:	\$941.66

## U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT

#### MARTIN SNOW, LLP

240 Third Street

1.	FHA 2. FMHA 3. CONV. UNINS	
4.	VA 5. CONV. INS.	
6. File Nu G043	amber: 39.63937	
7. Loan N	lumber:	

Macon, Georgia 31201 478-749-1700 fax: 478-743-4204			6. File Number: G0439.63937	
	470-742-1700 14.1.170 15.		7. Loan Number:	
			8. Mortgage Ins. Case No.:	
	. I de singues a statement of actual settlement	costs. Amo	ounts paid to and by the settlement agent are shown. Items is	narked
C. NOTE: This form is furn	outside the closing. They are snown here for injuri	numbrut p	yar poses and all of the	
D. Buyer:	Nidia E. Burgos Lopez and Juana E. Her	nandez E	Burgos	
D. Buyer.	Nadal Capital, LLC			
E. Seller:	1831 Ashboro Court, Apt 8			
D. Seller.	Marietta, Georgia 30067			
F. Lender:				
	1146 Sunnydale Drive			
C. Duomontus	Macon, Bibb County, Georgia 31217	1.1.	A Subdivision Section IV Book 29, Page 113.	, Bibb
G. Property:	Land Lot 41, MRE District, Lot 123, Su	inydale /	Acres Subdivision, Section IV, Book 29, Page 113	
	County, Georgia			
H. Settlement Agent:	MARTIN SNOW, LLP	21210	Ribb County	
Place of Settlement:		31210	Bibb County	
I. Settlement Date:	February 6, 2023			
	& Down ale Tropsection	K.	Summary of Seller's Transaction	
J. Summary	of Buyer's Transaction			
100. Gross Amount D	us From Ruver	400.	. Gross Amount Due To Seller:	20,000,00
101. Contract Sales Pri	ice 39,000		. Contract Sales Price	39,000.00
101. Contract Sales 11.		402.	. Personal Property	
103 Settlement Charge	es to Buyer (line 1400) 1,977	50 403	. D. L. L. Caller in Advance	٠,٠
Adjustments for I	tems Paid by Seller in Advance:	1	Adjustments for Items Paid by Seller in Advance	
106. City / Town Taxe	S		City / Town Taxes County / Parish Taxes	
107. County / Parish T	axes		3. Assessments	
108. Assessments	21 2022 35	33 409	O. Solid Waste Feb 7, 2023 thru Mar 31, 2023	35.33
109. Solid Waste Feb	7, 2023 till d Widi 31, 2023		. Gross Amount Due to Seller:	39,035.33
120. Gross Amount	Due from Buyer: 41,012			
noo i Didh	war in Pahalf of Ruver	500	. Reductions in Amount Due to Seller:	
200. Amounts Paid b 201. Deposit / Earnest	y or in Behalf of Buyer: Money 3,000	00 501	Excess Deposit (see instructions)	0.00
201. Deposit / Earnest	t of New Loan		2. Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)		503	3. Existing Loan(s)	
204.		504	4. Payoff of First Mortgage	
205.		505	5. Payoff of Second Mortgage 6. Purchase Money Mortgage	
206.		300	Adjustments for Items Unpaid by Seller:	
Adjustments for	Items Unpaid by Seller:	510	O City / Town Taxes	
210. City / Town Taxe	es 1 1 2022 than Eab 6		County / Parish Taxes Jan 1, 2023 thru Feb 6,	31.09
	Taxes Jan 1, 2023 thru Feb 6,	.09 511	1. 2023	
2023		512	2. Assessments	
	for Buyer: 3,031	.09 520	Total Reductions in Amount Due	31.09
220. Total Paid by	for Buyer: 3,03	.09 320	Seller:	
		(00	0. Cash at Settlement to / from Seller:	
300. Cash at Settlem	nent from / to Buyer:			39,035.33
301. Gross Amount d	ue from Buyer (line 120) 41,01		The state of the s	31.09
302. Less Amount Pa	id by/for Buyer (line 220) 3,03	.09 00.	Z. Dess reductions and	
		= 4 (0)	2 Cook To Collow	\$39,004.24
202 Coch From	Buyer: \$37,981	/4 60.	3. Cash To Seller:	

Buyer Initials:

Seller Initials:



Nidia E. Burgos Lopez

Guillermo William Nadal

JH Juana E. Hernandez Burgos

## 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

В.	TYPE	OF LOA	ı.N
1. F	FHA 2.	FMHA 3	. CONV. UNINS.
4. 🔲 V	VA 5.	CONV. INS.	
6. File Nur G043	mber: 9.63962		
Loan Nu			

					8. Morigage ins. Case No	
C NO	TE: This form is furni	shed to give you a statement of ac	tual settlement cost	s. Amoi	ints paid to and by the settlement agent are shown. Item	s marked
0. 7.0	(poc) were paid or	utside the closing. They are show	n here for informati	ional pu	rposes and are not included in the totals.	
		Fausto A. Salcedo				
D. Bu	iver:	5124 Beach Channi 2G				
D. Du	.,	Far Rockaway, New York	11691			
		Nadal Capital, LLC				
E C-	11	1831 Ashboro Court, Apt 8				
E. Seller:		Marietta, Georgia 30067				
		Marietta, Georgia 30007				
F. Le	nder:					
		101 Pine Ridge Drive				
G Dr	operty:	Byron, Peach County, Geor	rg1a 31008		ar as of Co Mill Cubdivision Po	ook 7 Page
G. FI	operty.			sion of	Lot No. 25 of the George Mill Subdivision, Bo	ook 7, rage
		226, Peach County, Georgi	a			
H. Se	ettlement Agent:	MARTIN SNOW, LLP				
	ace of Settlement:	4025 Vineville Avenue, Ma	acon, Georgia 31	210 I	Bibb County	
	tlement Date:	February 3, 2023				
1. 000						
J.	Summary of	Buyer's Transaction		K.	Summary of Seller's Transaction	
٥.	ounnary or					
100.	Gross Amount Du	e From Buyer:		-	Gross Amount Due To Seller:	90,000.00
101.	Contract Sales Pric	e	90,000.00	-	Contract Sales Price	90,000.00
102.	Personal Property				Personal Property	
103.	Settlement Charges	to Buyer (line 1400)	1,518.00	403.		
A	diustments for Ite	ems Paid by Seller in Advan	nce:		djustments for Items Paid by Seller in Advan	nce:
106.	City / Town Taxes			406.	City / Town Taxes	
	County / Parish Tax	ces			County / Parish Taxes	
	Assessments				Assessments	22.222.22
Free Committee of the C	Gross Amount D	ue from Buyer:	91,518.00	420.	Gross Amount Due to Seller:	90,000.00
				=00	D. I. di . i. t Dec to College	
200.	Amounts Paid by	or in Behalf of Buyer:			Reductions in Amount Due to Seller:	2,000.00
201.	Deposit / Earnest N	Ioney	2,000.00	501.	Excess Deposit (see instructions)	0.00
202.	Principal Amount of	of New Loan			Settlement Charges to Seller (Line 1400)	0.00
203.	Existing Loan(s)				Existing Loan(s)	
204.					Payoff of First Mortgage	
205.					Payoff of Second Mortgage	
206.				506.	Purchase Money Mortgage	
A	djustments for Ite	ems Unpaid by Seller:		A	djustments for Items Unpaid by Seller:	27.57
210.	City / Town Taxes	Jan 1, 2023 thru Feb 3, 2023	27.57	510.	City / Town Taxes Jan 1, 2023 thru Feb 3, 2023	21.31
211.		xes Jan 1, 2023 thru Feb 3,	82.45	511.	County / Parish Taxes Jan 1, 2023 thru Feb 3, 2023	82.45
	2023			512	Assessments	
212.	Assessments			312.	Total Reductions in Amount Due	
220.	Total Paid by / fo	or Buyer:	2,110.02	520.	Seller:	2,110.02
				(00	Coch at Sattlement to / from Sallar	
300.	Cash at Settlemen	nt from / to Buyer:	01.510.00	600.	Cash at Settlement to / from Seller:	90,000.00
301.	Gross Amount due	from Buyer (line 120)	91,518.00	601.	Gross Amount due to Seller (line 420)	2,110.02
302.	Less Amount Paid	by/for Buyer (line 220)	2,110.02	602.	Less Reductions Amount due Seller (line 520)	2,110.02
202	Cosh From P	TINIOW!	\$89 407 98	603	Cash To Seller:	\$87,889.98

\$89,407.98 603. Cash To Seller:

Buyer Initials:

Seller Initials:

303. Cash From Buyer:

Fausto A. Salcedo

Guillero William Nadal

OF LOAN TYPE B. SETTLEMENT STATEMENT A. CONV. UNINS. **FMHA** FHA 2 MARTIN SNOW, LLP CONV. INS. 240 Third Street VA Macon, Georgia 31201 6. File Number: 478-749-1700 fax: 478-743-4204 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. Nadal Capital, LLC 1831 Ashboro Court, Apt 8 D. Borrower: Marietta, Georgia 30067 ESG Real Estate Investments, 8 White Rose Court E. Seller: oganville, Georgia 30052 felissa Tavilla 527 Duane Driv F. Lender: 320 Marion Avenue 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, G. Property: Bibb County, Georgia MARTIN SNOW, LLP H. Settlement Agent: 4025 Vineville Avenue, Macon, Georgia 31210 Bibb County Place of Settlement: I. Settlement Date: January 31, 2023 Summary of Seller's Transaction K. Summary of Borrower's Transaction J. 400. Gross Amount Due To Seller: 100. Gross Amount Due From Borrower: 17,000.00 401. Contract Sales Price 17,000.00 101. Contract Sales Price Personal Property 102. Personal Property 1,445.50 403. 103. Settlement Charges to Borrower (line 1400) 1,500.00 404. 104. Assignment Fee to Red Top Real Estate 500.00 405 105. Co-assignment Fee to Anthony Antonelli Adjustments for Items Paid by Seller in Advance: Adjustments for Items Paid by Seller in Advance: 406. City / Town Taxes 106. City / Town Taxes 407. County / Parish Taxes 107. County / Parish Taxes Assessments 108. Assessments 17,000.00 420. Gross Amount Due to Seller: 20,445.50 120. Gross Amount Due from Borrower: 500. Reductions in Amount Due to Seller: 200. Amounts Paid by or in Behalf of Borrower: Excess Deposit (see instructions) 500.00 201. Deposit / Earnest Money 175.00 Settlement Charges to Seller (Line 1400) 19,927.44 202. Principal Amount of New Loan 503. Existing Loan(s) 203. Existing Loan(s) 504. Payoff of First Mortgage 204. 505. Payoff of Second Mortgage 205 506. Purchase Money Mortgage 206. Adjustments for Items Unpaid by Seller: Adjustments for Items Unpaid by Seller: 510. City / Town Taxes City / Town Taxes 210. County / Parish Taxes Jan 1, 2023 thru Jan 31, 18.06 County / Parish Taxes Jan 1, 2023 thru Jan 31, 18.06 511. 2023 211.

512.

520.

20,445.50

20,445.50

20,445.50

Assessments

Seller:

**Total Reductions in Amount Due** 

Gross Amount due to Seller (line 420)

602. Less Reductions Amount due Seller (line 520)

600. Cash at Settlement to / from Seller:

193.06

17,000.00

193.06

212.

2023

Assessments

220. Total Paid by / for Borrower:

300. Cash at Settlement from / to Borrower:

301. Gross Amount due from Borrower (line 120)

302. Less Amount Paid by/for Borrower (line 220)

			A.A. A. Sayan and St. A
A.	SETTLEMENT STATEMENT	B. TYPE OF LOAN	7.5
	MADTIN CNOW LLD	I. FHA 2, FMHA 3, CON	V. UNINS.
	MARTIN SNOW, LLP 240 Third Street	Security Security	
	Macon, Georgia 31201	4. VA S, CONV. INS.	***************************************
	478-749-1700 fax: 478-743-4204	6. File Number:	mar rumane A months
		G0439.63728AB 7, Loan Number:	Anna de Carrella d
		AND AND THE PROPERTY OF THE PR	and the second second
		8, Mortgage Ins. Case No.	
	furnished to give you a statement of actual settlement co tid outside the closing. They are shown here for informa	sis. Amounts paid to and by the settlement agent are shown. Items tional purposes and are not included in the totals.	marked
	Nadal Capital, LLC		e and announced and the first
D. Borrower:	1831 Ashboro Court, Apt 8		
The state of the s	Marietta, Georgia 30067		
P.C.II.	Ariana Monroy Garcia 85 Lafayette Drive		
E. Seller:	Columbus, Georgia 31903		
	Melissa Tavilla	Saladinas (1919). Saladinas (1919).	William Charles
F. Lender:	4527 Duane Drive		
Buford, Georgia 30519		664.556	
Section 1997	85 Lafayette Drive		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		f Benning Hills Subdivision, Book 6, Page 245, Musco	gee County,
H. Settlement Agent	Georgia : MARTIN SNOW, LLP		Water State of the
Place of Settlemen		1210 Ribb County	
I. Settlement Date:	January 4, 2023	CIV DOUGHAN	animum animum anamananananananananananananananananan
**************************************			
J. Summary	y 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 I	Price 12,000.00	401. Contract Sales Price	12,000.00
102. Personal Proper		402. Personal Property	Supply and the supply
	rges to Borrower (line 1400) 1,252.50		e van aan een een een een een een een een e
106. City / Town Tax	Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance 406. City/Town Taxes	Action Control of the
107. County / Parish		407. County / Parish Taxes	
108. Assessments		408. Assessments	aumanirum va apagirimi videnteten
	t Due from Borrower: 13,252.50	420. Gross Amount Due to Seller:	12,000.00
**************************************		The state of the s	AND THE PROPERTY OF THE PROPER
	by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:	Control State Control
201. Deposit / Earnes		501. Excess Deposit (see instructions)	0.00
202. Principal Amou 203. Existing Loan(s	nt of New Loan 12,000.00	502. Settlement Charges to Seller (Line 1400) 503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	Company of the Compan
206.		506. Purchase Money Mortgage	
207.		507. Tax Withholding	1,800.00
	Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:	
210. City / Town Tax	Toyer Ian 1 2023 thru Ian 4	510. City / Town Taxes County / Parish Taxes Jan 1, 2023 thru Jan 4,	The second of th
211. 2023	2.79	511. 2023	2.79
212. Assessments	Administration of Company Comp	512. Assessments	
	/ for Borrower: 12,002.79	520. Total Reductions in Amount Due	1,802.79
220. Total Paid by	/ 101 D0110We1. 12,002./9	Seller:	

300. Cash at Settlement from / to Borrower:

303. Cash From Borrower:

302.

Gross Amount due from Borrower (line 120) Less Amount Paid by/for Borrower (line 220) 600. Cash at Settlement to / from Seller:

12,000.00

1,802.79

\$10,197.21

13,252.50 601. Gross Amount due to Seller (line 420)
12,002.79 602. Less Reductions Amount due Seller (line 520)

\$1,249.71 603. Cash To Seller:

TYPE OF LOAN B. SETTLEMENT STATEMENT A. CONV. UNINS. FMHA FHA MARTIN SNOW, LLP CONV. INS. VA 240 Third Street Macon, Georgia 31201 6. File Number G0439.65913 478-749-1700 fax: 478-743-4204 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. Nadal Capital, LLC 1831 Ashboro Court, Apt 8 D. Borrower: Marietta, Georgia 30067 arlos Gonzalez E. Seller: Buford, Georgia 30519 081 Leeshire T F. Lender: 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, G. Property: Muscogee County, Georgia MARTIN SNOW, LLP H. Settlement Agent: 240 Third Street, Macon, Georgia 31201 Bibb County Place of Settlement: January 5, 2024 I. Settlement Date: Summary of Seller's Transaction K. Summary of Borrower's Transaction J. 400. Gross Amount Due To Seller: 100. Gross Amount Due From Borrower: 401. Contract Sales Price 30,000.00 101. Contract Sales Price 402. Personal Property 102. Personal Property 1,220.50 103. Settlement Charges to Borrower (line 1400) Adjustments for Items Paid by Seller in Advance: 406. City / Town Taxes

30,000.00 Adjustments for Items Paid by Seller in Advance: 106. City / Town Taxes 407. County / Parish Taxes County / Parish Taxes 107. 408. Assessments 30,000.00 Assessments 31,220.50 420. Gross Amount Due to Seller: Gross Amount Due from Borrower: 120. 500. Reductions in Amount Due to Seller: 200. Amounts Paid by or in Behalf of Borrower: 501. Excess Deposit (see instructions) 0.00 Deposit / Earnest Money Settlement Charges to Seller (Line 1400) 30,000.00 502. Principal Amount of New Loan Existing Loan(s) Existing Loan(s) 203. Payoff of First Mortgage 204. Payoff of Second Mortgage 205. Purchase Money Mortgage 206. Adjustments for Items Unpaid by Seller: Adjustments for Items Unpaid by Seller: 510. City / Town Taxes County / Parish Taxes Jan 1, 2024 thru Jan 5, City / Town Taxes 2.05 County / Parish Taxes Jan 1, 2024 thru Jan 5, 511. 2.05 2024 211. 2024 512. Assessments Assessments Total Reductions in Amount Due 2.05 30,002.05 520. 220. Total Paid by / for Borrower: Seller: 600. Cash at Settlement to / from Seller: 300. Cash at Settlement from / to Borrower: 30,000.00 601. Gross Amount due to Seller (line 420) 31,220.50 301. Gross Amount due from Borrower (line 120) 2.05 602. Less Reductions Amount due Seller (line 520)

30,002.05

302. Less Amount Paid by/for Borrower (line 220)

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#### MARTIN SNOW, LLP

В.	TYPE OF LOAN
1. []FH	A 2. FMHA 3. CONV, UNINS,
4. \[ \] \( \nabla \)	5. CONV. INS.
6. File Numb	er: .63729
7, Loan Nun 010423	A40044414144444444444444444444444444444
8. Mortgage	Ins. Case No.:

Macon, Georgia 31201	6, File Number:
478-749-1700 fax: 478-743-4204	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 cos	is. Amounts paid to and by the settlement agent are shown, Items marked
C. NOTE: This form is furnished to give you a statement of actual sections (poc) were paid outside the closing. They are shown here for information of the control of the c	ional purposes and are not included in the totals.
Nadal Capital, LLC	
D. Borrower: 1831 Ashboro Court, Apt 8	
Marietta, Georgia 30067	
Torya Jones	A Paragramatical Control of the Cont
E. Seller: 1826b Winston Road	
Columbus, Georgia 31903	
Isaacs Enterprises ATL, LLC	
F. Lender: P.O. Box 5434	
Douglasville, Georgia 30154	
903 Winston Road	
G. Property: Columbus, Muscogee County, Georgia 319	103
Lot 35 &36, Block M, Benning Park Anne	x, 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	
<del>analysis proposition of statement of the control o</del>	K. Summary of Seller's Transaction
J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction
	400. Gross Amount Due To Seller:
100. Gross Amount Due From Borrower:	21 000 110
101. Contract Sales Price 21,000.00	401. Contract Sales Frice
102. Personal Property  103. Settlement Charges to Borrower (line 1400) 2,245.69	403
103. Schlollicht Shares Son	Adjustments for Items Paid by Seller in Advance:
Adjustments for Items Paid by Seller in Advance:	406. City / Town Taxes
106. City / Town Taxes 107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
120. Gross Amount Due from Borrower: 23,245.69	420. Gross Amount Due to Seller: 21,000.00
120. 01000 / 1000	
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 21,000.00	302. Settlement Charges to Schot (Direct 1999)
203, Existing Loan(s)	503. Existing Loan(s) 504. Payoff of First Mortgage
204.	505. Payoff of Second Mortgage
205.	506 Purchase Money Mortgage
206.	2022 Property Taxes to Muscogee County Tax 923 85
207.	Commissioner
	Adjustments for Items Unpaid by Seller:
Adjustments for Items Unpaid by Seller: 210. City/Town Taxes	510. City / Town Taxes
County / Parish Taxes Jan 1, 2023 thru Jan 4, 10.08	3 511. County / Parish Taxes Jan 1, 2023 thru Jan 4, 10.08
211. 2023	2023
212. Assessments	512. Assessments
	Total Reductions in Amount Due 1,433.93
220. Total Paid by / for Borrower: 21,510.00	Seller:
	Sold Sold Sold Sold Sold Sold Sold Sold
300. Cash at Settlement from / to Borrower:	600. Cash at Settlement to / from Seller: 21,000.00 21,000.00
301. Gross Amount due from Borrower (line 120) 23,245.6	1433.93
302. Less Amount Paid by/for Borrower (line 220) 21,510.00	0 002. Less reductions random ass
303. Cash From Borrower: \$1,735.61	603. Cash To Seller: \$19,566.07

American Land Title Association

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 Columbus, GA 31904

Settlement Location: 5650 Whitesville

Road, Suite 206

Columbus, GA 31904

Property Address:

**Property Address** 

942 34th Avenue Columbus, Georgia 31906

Buyer:

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		\$1,000.0	
		Prorations/Adjustments			
\$4.90		County Taxes 1/1/2023 to 1/3/2023		\$4.9	
		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 - CertiflD 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			

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#### MARTIN SNOW, LLP

В.	TYPE	OF	LOAN
ı. FH	Steme	<b>Г</b>	HA 3. CONV. UNINS.
4, VA	5.		VV. INS.
6. File Number			
7, Loan Numl	CONTRACTOR DE CO	***************************************	William Control of the Control of th

		% Mortgage Ins. Case No.:	
		to and by the sattlement goent are shown. Hems marked	understanding and
C. NOTE: This form is furnished to give you a statement of actual settlen (poc) were paid outside the closing. They are shown here for it	nent costs	is. Amounts paid to and by the settlement agent are strength and purposes and are not included in the totals.	
(poc) were paid outside the closing. They are snown here for the	TUOT HILLIO	UTAU JW JOSE VIOL W	Пиданически до -
Nadal Capital, LLC			
D. Borrower: 1831 Ashboro Court, Apt 8			187
Marietta, Georgia 30067			The state of the s
Anthony E. Powell			
E. Seller: 1225 Rocky Creek Road			
Macon, Georgia 31206 Spindle Tree Properties Solo 401k P	lon		1.4
200 T D 1 UCCEDE1	ia.		
F. Lender: 8920 Eves Road #76787 Roswell, Georgia 30076			
1222 Rocky Creek Road			
571 C + C 21204	5		
G. Property: Macon, Bibb County, Georgia 31206 LL 193, 4th LD, Lot 4, Blk 1, South	Highlan	nds SD, PB 3/170	intimationini.
		a second	Second Second
H. Settlement Agent: MARTIN SNOW, LLP Place of Settlement: 4025 Vineville Avenue, Macon, Geo	orgia 312	210 Bibb County	-
I. Settlement Date: December 22, 2022			
1. Settlement Date:			
J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
Julius Ju			
100. Gross Amount Due From Borrower:		400. Gross Amount Due To Seller:	00.000
101. Contract Sales Price 23,	000.00	401. Contract Sales (Tice	,00.00
102. Personal Property		402. Personal Property	and the second
	617.36	Adjustments for Items Paid by Seller in Advance:	To the second disease
Adjustments for Items Paid by Seller in Advance:		406. City / Town Taxes	PERSONAL PROPERTY.
106. City / Town Taxes		County / Parish Taxes Dec 23, 2022 thru Dec 31,	6.62
107. County / Parish Taxes Dec 23, 2022 thru Dec 31,	6.62	407. 2022	0.02
2022		408 Assessments	
108. Assessments 120. Gross Amount Due from Borrower: 26,	623.98	420. Gross Amount Due to Seller: 23,0	06.62
120. Gross Amount Due from Borrower: 263			
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 26,	123.98	302. Sourcement of the same of	380.00
203. Existing Loan(s)	······································	503. Existing Loan(s)	managar galamani
204.		504. Payoff of First Mortgage	
205,		505. Payoff of Second Mortgage 506. Purchase Money Mortgage	managan aga mana
206.	dingn-mullipey	Adjustments for Items Unpaid by Seller:	viceservitte (1000): «1000/min
Adjustments for Items Unpaid by Seller:	Indus-bulban	510. City / Town Taxes	Carrier Control of the Control of th
210. City / Town Taxes		511. County / Parish Taxes	Maria Commence
211. County / Parish Taxes		512. Assessments	
212. Assessments		Total Reductions in Amount Due	380.00
220. Total Paid by / for Borrower: 26,	623.98	520. Seller:	
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
301. Oloss Alliquit due non Dollo de	,623.98	C-11	380.00
	\$0.00	603. Cash To Seller: \$21,62	6.62



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#### MARTIN SNOW, LLP

В.	TYPE (	OF LOAN	
I. FHA	2.	FMHA 3. CONV. UN	NINS.
4. VA	5.	CONV. INS.	
6. File Number: G0439.6	3682		
7. Loan Numbe	r:		

303. C	Cash To Borro	wer:	\$0.00	603.	Cash To Seller:	\$23,019.18
302. Le	ess Amount Paid by	y/for Borrower (line 220)	26,651.16	602.	Less Reductions Amount due Seller (line 520)	0.00
THE RESIDENCE WHEN THE PROPERTY OF THE PARTY		rom Borrower (line 120)	26,651.16		Gross Amount due to Seller (line 420)	23,019.18
		from / to Borrower:			Cash at Settlement to / from Seller:	22 010 10
	otal Paid by / fo		26,651.16	520.	Seller:	0.
	ssessments	_			Assessments Total Reductions in Amount Due	-
	ounty / Parish Tax	es			County / Parish Taxes	
	ity / Town Taxes				City / Town Taxes	
		ms Unpaid by Seller:			djustments for Items Unpaid by Seller:	
206.					Purchase Money Mortgage	
205.					Payoff of Second Mortgage	_
204.					Payoff of First Mortgage	-157
	xisting Loan(s)				Existing Loan(s)	
	rincipal Amount of	New Loan	26,651.16		Settlement Charges to Seller (Line 1400)	0.0
	eposit / Earnest M			501.	Excess Deposit (see instructions)	
200. An	mounts Paid by	or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:	
.20. 0	oss remount De	.vboiloneii	20,001.10	120.	Orosa Amount Due to Genera	20,017.10
All the same of the part of the same	THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER.	ie from Borrower:	26,651.16	- A Parameter Street Street	Gross Amount Due to Seller:	23,019.18
20	022 arbage Dec 22, 20	22 thru Dec 31, 2022	6.52	407.	2022 Garbage Dec 22, 2022 thru Dec 31, 2022	6.52
107 C		es Dec 22, 2022 thru Dec 31,	12.66	406.	City / Town Taxes County / Parish Taxes Dec 22, 2022 thru Dec 31,	12.66
		ms Paid by Seller in Advance	e:		djustments for Items Paid by Seller in Advan	ce:
		to Borrower (line 1400)	3,631.98	403.		
	ersonal Property	4- D(I' 1400)	2 (21 02		Personal Property	
The comment of the second	ontract Sales Price		23,000.00	Security States	Contract Sales Price	23,000.00
-		From Borrower:	22.000.00	-	Gross Amount Due To Seller:	00.000.00
J.		Borrower's Transaction		K.	Summary of Seller's Transaction	
1. Settle	ment Date:	December 21, 2022				
	e of Settlement:	4025 Vineville Avenue, Maco	on, Georgia 31	1210	Bibb County	
	ement Agent:	MARTIN SNOW, LLP				
		Georgia	t Lots 2 & 3,	Block	B, Groveland Subdivision, Book 22, Page 1, Bib	b County,
G. Prop	erty:	2691 New Clinton Road Macon, Bibb County, Georgi		n		
F. Lend	ler:	Spindle Tree Properties Solo 8920 Eves Road #767871 Roswell, Georgia 30076	401k Plan			
E. Selle	er:	Our Children's Future, LLC 904 Russell Parkway Suite 90 Warner Robins, Georgia 310	95			
D. Borr	ower:	1831 Ashboro Court, Apt 8 Marietta, Georgia 30067				
	(poc) were paid or	Nadal Capital, LLC	nere jor injorma	nonai p	ur poses and are not included in the totals.	
C. 1101L	. This form is farm	streated for the statement of actu	have for informa	tional r	unts paid to and by the settlement agent are shown. Item urposes and are not included in the totals.	is marked

### U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT

1. FH	2. FMHA 3.	CONV. UNINS.
4.  VA	5. CONV. INS.	
6. File Number G0439.		
7. Loan Numb	er:	

		MARTIN SNOW, L 240 Third Street Macon, Georgia 3120 478-749-1700 fax: 478-743-4	1		4. VA 5. CONV. INS. 6. File Number: G0439.63719 7. Loan Number: 8. Mortgage Ins. Case No.:	
C. NOT	TE: This form is furni	ished to give you a statement of ac	ctual settlement cost	s. Amou	unts paid to and by the settlement agent are shown. Items	marked
	(poc) were paid of	utside the closing. They are show Marvin Isaac Flores	n here for informati	onal pu	rposes and are not included in the totals.	and the second s
D. Bu	yer:	1397 Cherokee Trl	142			
		Lawrenceville, Georgia 300 Nadal Capital, LLC	743			
E. Sel	ler:	1831 Ashboro Court, Apt 8 Marietta, Georgia 30067				producer and a second s
F. Ler	nder:				2917 Hood Street	
G. Pro	operties:	2915 Hood Street Columbus, Muscogee Cour Land Lot 91, Coweta Reser Brooksville Heights, Book County, Georgia	rve District, Lot	12,	Columbus, Muscogee County, Georgia 3 Land Lot 91, Coweta Reserve District, Lo	ot 13,
	ttlement Agent: ace of Settlement:	MARTIN SNOW, LLP 4025 Vineville Avenue, M	acon, Georgia 31	210 I	Bibb County	
Management Street	tlement Date:	December 21, 2022	, , , , , , , , , , , , , , , , , , , ,			
J.	and the second s	f Buyer's Transaction		K.	Summary of Seller's Transaction	
100. 0	Gross Amount Di	ue From Buyer:			Gross Amount Due To Seller:	54,000.00
101.	Contract Sales Price	ce	54,000.00		Contract Sales Price Personal Property	31,000.00
102.	Personal Property	s to Buyer (line 1400)	1,274.06	403.		
103.	diustments for It	ems Paid by Seller in Adva	- Company of the Comp	A	djustments for Items Paid by Seller in Advan	ce:
106.	County / Parish Ta 2022 thru Dec 31,	exes - 2917 Hood St Dec 20,	15.05	406.	County / Parish Taxes - 2917 Hood St Dec 20, 2022 thru Dec 31, 2022	15.05
107.	County / Parish Ta 2022 thru Dec 31,	exes - 2915 Hood St Dec 20,	14.92	407.	County / Parish Taxes - 2915 Hood St Dec 20, 2022 thru Dec 31, 2022	14.92
108.	Assessments			408.	Assessments Gross Amount Due to Seller:	54,029.97
120.	Gross Amount l	Due from Buyer:	55,304.03	420.	Gross Amount Due to Seller.	
200	A to Doid by	y or in Behalf of Buyer:		500.	Reductions in Amount Due to Seller:	
200.		Money	4,000.00	501.	Excess Deposit (see instructions)	4,000.00 50.00
202.	Principal Amount	of New Loan		502.		30.00
203.	Existing Loan(s)				Existing Loan(s)	
204.				504.	Payoff of First Mortgage Payoff of Second Mortgage to Melissa Tavilla	39,094.42
205.				505.	Purchase Money Mortgage	- Commission of the Commission
206.					Escrow Agreement	7,000.00
207.				307.	adjustments for Items Unpaid by Seller:	
A	djustments for I	tems Unpaid by Seller:			City / Town Taxes	
Bertharder consistent	City / Town Taxes				County / Parish Taxes	
211.	AND DESCRIPTION OF A PARTICULAR PROPERTY AND A PARTY OF THE PARTY OF T	axes		512.	A STATE OF THE PARTY OF THE PAR	
212. 220.	Assessments  Total Paid by /	for Buyer:	4,000.00	-	Total Reductions in Amount Due Seller:	50,144.42
200	Cook of Sattlem	ent from / to Buyer:		600.	Cash at Settlement to / from Seller:	54.000.00
300.	Gross Amount du	e from Buyer (line 120)	55,304.03	-	Gross Amount due to Seller (line 420)	54,029.97
302.	Less Amount Paid	d by/for Buyer (line 220)	4,000.00	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN 1	Less Reductions Amount due Seller (line 520)	50,144.42
303	. Cash From I	Buyer:	\$51,304.03	603	. Cash To Seller:	\$3,885.55

A.

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

. FHA	2. FMHA 3. CONV. UNINS.
. VA	5. CONV. INS.
File Number:	3718
Loan Number	

	240 Third Street			4. VA 5.	CONV. INS.	
1	Macon, Georgia 31201	6. File Number:				
*	478-749-1700 fax: 478-743-4204			G0439.63718		
				7. Loan Number:		
				8. Mortgage Ins. Case N	No.:	
				II de cattlem	eent agent are shown. Items n	narked
C NOTE: This form is furnis	hed to give you a statement of actual settlement costs	. Amoun	its paid to	and by the settlem	in the totals.	
(poc) were paid ou	iside the closing. They are site	nai pur	ooses and	are not memor		
	Nadal Capital, LLC					
D. Buyer:	1831 Ashboro Court, Apt 8					
	Marietta, Georgia 30067					
	Our Children's Future, LLC					
E. Seller:	904 Russell Parkway Suite 9081					
Warner Robins, Georgia 31095						
F. Lender:	2728 Pecan Street					
	Country Coordin 3190	)6				
G. Property:	Lot 77 & 78, Elmwood Subdivision, Book 7	4, Page	e 71, Mu	iscogee County,	Georgia	
TY Cl ant A cont:	MARTIN SNOW LLP					
H. Settlement Agent: Place of Settlement:	4025 Vineville Avenue, Macon, Georgia 31	210 B	libb Cou	inty		
I. Settlement Date:	December 19, 2022					
			6	mmany of Sell	ler's Transaction	
J. Summary o	f Buyer's Transaction	K.	5	ummary or sen	ici o rima	
		400 (	Tross A	mount Due To	Seller:	
100. Gross Amount Du	ie From Buyer: 19,000.00	400. 0	Contrac	t Sales Price		19,000.00
101. Contract Sales Price	ne 19,000.00	402.	Persona	l Property		
102. Personal Property	1. Power (line 1400) 439.50	400				
103. Settlement Charge	s to Bliver (life 1400)	A	djustme	ents for Items P	Paid by Seller in Advan	ce:
Adjustments for It	ems Paid by Seller in Advance:	406.	O'+ . / T	TOVAC		
106. City / Town Taxes	axes Dec 20, 2022 thru Dec 31, 28.90	407.	County	/ Parish Taxes D	ec 20, 2022 thru Dec 31,	28.90
107. 2022	20.20		2022 Assessr	ments		
108 Assessments	10.469.40	408.	Cross	Amount Due to	Seller:	19,028.90
120. Gross Amount	Due from Buyer: 19,468.40	420.	G1033	Timount		
		500	Reduct	tions in Amoun	t Due to Seller:	EU-E-FEE
200. Amounts Paid b	y or in Behalf of Buyer:	501	Fycess	Deposit (see inst	ructions)	0.00
201 Deposit / Earnest	Money	502.	Settlen	nent Charges to S	eller (Line 1400)	0.00
202. Principal Amount	t of New Loan	503.	Existin	ig Loan(s)		
203. Existing Loan(s)		504.	Payoff	of First Mortgag	e	
204.		505.	Payoff	of Second Mortg	age	
205. 206.		506.	Purcha	ase Money Mortg	Unpaid by Seller:	
A diustments for	Items Unpaid by Seller:	7 A	Adjustn	Town Taxes	Chpara wy	
210. City / Town Taxe	es s	510.	Count	y / Parish Taxes		
211. County / Parish	Taxes	512.	Assess	sments		
212. Assessments			Total	Reductions in	Amount Due	0.00
220. Total Paid by	for Buyer: 0.0	0 520.	Seller			
2201					/ fuom Sallar	
200 Cach at Sattlan	nent from / to Buyer:	AND RESIDENCE OF THE PARTY OF T	. Cash	at Settlement to	Seller (line 420)	19,028.90
300. Cash at Settlen	ue from Buyer (fille 120)	0 601	. Gross	Amount due to S	ant due Seller (line 520)	0.00
302 Less Amount Pa	id by/for Buyer (line 220) 0.0	0 602	. Less I	Acquellolis Alliou		
	610 469 4	0 603	3. Cas	h To Seller:		\$19,028.90
303. Cash From	Buyer:					
	<u></u>					

Buyer Initials: Seller Initials:

Guillermo William Nadal

LeRoy Simmons

### JA.

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

1.	FHA	2.	FMHA	3.	CON	. UNINS.	,
4.	VA	5.	CONV.	INS.			
6. File Nu G043	mber: 39.636	65					
7. Loan N	Number:						

C. NOTE: This form is furn	ished to give you a statement of actual set utside the closing. They are shown here fo	tlement cost	ts. Amor	unts paid to and by the settlement agent are shown. Iten urposes and are not included in the totals.	ns marked
(poc) were paid o	Next Step Recovery Ministries, In	c.			
D. Buyer:	6751 Houston Road				
D. Buyer.					
	Macon, Georgia 31216				
	Nadal Capital, LLC				
E. Seller:	1831 Ashboro Court, Apt 8				
	Marietta, Georgia 30067				
F. Lender:					
	1076 Thomas Street				
C. P.	Macon, Bibb County, Georgia 312	206			
G. Property:	Lot 16, Block 27, Highview Subdi	ivision )a/	k/a Mi	kado Place Subdivision), Book 3, Page 176, Bi	ibb County,
	Georgia				
H. Settlement Agent:	MARTIN SNOW, LLP				
Place of Settlement:	4025 Vineville Avenue, Macon, C	Georgia 31	210 I	Bibb County	
I. Settlement Date:	December 7, 2022				
J. Summary of	Buyer's Transaction		K.	Summary of Seller's Transaction	
100. Gross Amount Du	e From Buver:		400. 0	Gross Amount Due To Seller:	
101. Contract Sales Price		52,000.00	401.	Contract Sales Price	62,000.00
102. Personal Property			402.	Personal Property	
103. Settlement Charges	s to Buyer (line 1400)	1,331.50	403.		
Adjustments for Ite	ems Paid by Seller in Advance:		A	djustments for Items Paid by Seller in Adva	nce:
106. City / Town Taxes				City / Town Taxes	
County / Parish Ta	xes Dec 8, 2022 thru Dec 31,	22.47	107	County / Parish Taxes Dec 8, 2022 thru Dec 31,	23.47
107. 2022		23.47	407.	2022	
108. Assessments Dec 8	, 2022 thru Dec 31, 2022	31.30		Assessments Dec 8, 2022 thru Dec 31, 2022	31.30
120. Gross Amount D		3,386.27	420.	Gross Amount Due to Seller:	62,054.77
200. Amounts Paid by	or in Behalf of Buyer:			Reductions in Amount Due to Seller:	
201. Deposit / Earnest N		1,000.00	501.	Excess Deposit (see instructions)	2 720 00
202. Principal Amount				Settlement Charges to Seller (Line 1400)	3,720.00
203. Existing Loan(s)			503.	Existing Loan(s)	
			504.	Payoff of First Mortgage to Spindle Tree	49,529.73
204.				Properties Solo 401k Plan	
205.				Payoff of Second Mortgage	
206.			506.	Purchase Money Mortgage	
Adjustments for It	ems Unpaid by Seller:			djustments for Items Unpaid by Seller:	
210. City / Town Taxes			510.	City / Town Taxes	
211. County / Parish Ta	xes		511.	County / Parish Taxes	
212. Assessments			512.	Assessments	1 000 00
213. Seller Credit to Bu	yer	1,000.00	513.		1,000.00
220. Total Paid by / f		2,000.00	520.	Total Reductions in Amount Due Seller:	54,249.73
300. Cash at Settleme	nt from / to Buver:		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 B		,386.27	603.	Cash To Seller:	\$7,805.04

diam'r. Little period in		The state of the s	ittiid nastanaistaaniitiin	animanimanimaning <del></del>	
		SETTLEMENT STATEMENT		B. TYPE OF LOAN	
<b>K</b> +				1. FHA 2. FMHA 3. CONV. UI	NINS.
		MARTIN SNOW, LLP		Successful Successful Symmetry	
		240 Third Street		4. VA 5. CONV. INS.	and the second s
		Macon, Georgia 31201		6. File Number:	
		478-749-1700 fax: 478-743-4204		G0439.63610.3	
				7. Loan Number:	nonman nation
				8, Mortgage Ins. Case No.:	The state of the s
C. NO1	E: This form is furn	ished to give you a statement of actual settlement co	sts. Amo	unts paid to and by the settlement agent are shown. Items ma	rked
75 14 15 14 14 14 14 14 14 14 14 14 14 14 14 14	(poc) were paid o	utside the closing. They are shown here for inform	аиопаі рі	urposes and are not included in the totals.	
D Do	movvan.	Nadal Capital, LLC 1831 Ashboro Court, Apt 8			
D. DO	rrower:	Marietta, Georgia 30067		The second secon	med a REPURSION and a management
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Control of the Contro	Our Children's Future, LLC			
E. Sel	ler:	904 Russell Parkway Suite 9081			
		Warner Robins, Georgia 31095	property and the control of the cont		
	20000000000000000000000000000000000000	Isaacs Enterprises ATL, LLC			
F. Len	ider:	P.O. Box 5434			
	annen anne	Douglasville, Georgia 30154			
akat sal		2714 Lumpkin Court	000		
G. Pro	perty:	Columbus, Muscogee County, Georgia 31 Lot 3, Block C, Thornton Place, Book 4, 1	903	Musacase County Georgia	
77 C-4		MARTIN SNOW, LLP	age 13,	Muscogee County, Georgia	
	tlement Agent: ace of Settlement:	4025 Vineville Avenue, Macon, Georgia	31210	Bibb County	
contraction of the contraction o	lement Date:	November 30, 2022			and the second second second second
ALLENA	A CONTRACTOR OF THE PROPERTY OF THE PARTY OF			A STATE OF THE PARTY OF THE PAR	
J.	Summary of	Borrower's Transaction	K.	Summary of Seller's Transaction	
100 6	anamadamanamaninghumedin san Sala	e From Borrower:	400	Gross Amount Due To Seller:	
100. (	Contract Sales Pric	e 26,500.0		Contract Sales Price	26,500.00
	Personal Property			Personal Property	A CONTRACTOR OF THE PROPERTY O
103.	Settlement Charges	to Borrower (line 1400) 1,174.2	6 403.		
		ems Paid by Seller in Advance:		djustments for Items Paid by Seller in Advance:	
	City / Town Taxes			City / Town Taxes County / Parish Taxes	
107.	County / Parish Ta	2714 Lumplein Ct Dec 1		County / Parish Taxes - 2714 Lumpkin Ct Dec 1,	34.20
	2022 thru Dec 31.		0 408.	2022 thru Dec 31, 2022	
		ue from Borrower: 27,708.4	6 420.	Gross Amount Due to Seller:	26,534.20
A TO THE PARTY OF			- 222		unioni di managana
		or in Behalf of Borrower:	500.	Reductions in Amount Due to Seller:  Excess Deposit (see instructions)	
	Deposit / Earnest N			Settlement Charges to Seller (Line 1400)	0.00
	Principal Amount	of New Loan Ze, 300.0		Existing Loan(s)	are the second of the second o
203.	Existing Loan(s)		504.	Payoff of First Mortgage	
204.		ALVEN DE LE CONTROLLE DE LA CO	505.	Payoff of Second Mortgage	Management of the second of th
206.				Purchase Money Mortgage	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
A	djustments for It	ems Unpaid by Seller:		djustments for Items Unpaid by Seller:	AND
210.	City / Town Taxes			City / Town Taxes	
	County / Parish Ta			County / Parish Taxes Assessments	
212.	Assessments			Total Reductions in Amount Due	Λ ΛΛ
220.	Total Paid by / f	or Borrower: 26,500.0	0 520.	Seller:	0.00
	entaramentara e entra constitución de la constitución de la constitución de la constitución de la constitución				S. S

600. Cash at Settlement to / from Seller:

26,500.00 602. Less Reductions Amount due Seller (line 520)

27,708.46 601. Gross Amount due to Seller (line 420)

\$1,208.46 603. Cash To Seller:

26,534.20

\$26,534.20

Borrower Initials:

Guillermo William Nadal

300. Cash at Settlement from / to Borrower:

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

303. Cash From Borrower:

Seller Initials:

A	
C.*	- 45
	14
	- 10

#### MARTIN SNOW, LLP

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

1. [] FHA	2. FMHA 3. CONV. UNINS.
geometra.	
1 VA	5. CONV, INS.
6. File Number:	Canada P Caramana Car
G0439.63	610
7. Loan Number:	and the control of th

			8, Mortgage Ins. Case No.:	The agreement to the state of t
		- 1		arked
aderrandalista de la companya de la	t de sing you a statement of actual settlement costs.	Amount	is paid to and by the settlement agent are shown. Items moses and are not included in the totals.	ar neu
C. NOTE: This form is furnis	shed to give you a statement of actual settlement costs. uside the closing. They are shown here for information	nal purp	oses and are not included in the totals.	**************************************
(poc) were para ou	Nadal Capital, LLC			
	1831 Ashboro Court, Apt 8			A Committee of the Comm
D. Borrower:	Marietta, Georgia 30067			NAMES OF THE PROPERTY OF THE P
annum an	Our Children's Future, LLC			
E. Seller:	904 Russell Parkway Suite 9081 Warner Robins, Georgia 31095	iji i kili paka kana kana kana kana kana kana kana		Management of the state of the
F. Lender:	Asaacs Enterprises ATL, LLC P.O. Box 5434 Douglasville, Georgia 30154			international and the second and the
G. Property:	808 Brown Avenue Columbus, Muscogee County, Georgia 3190 Lot 2, The W.M. Amos Subdivision, Book 7	6 4, Pag	e 208, Muscogee County, Georgia	
H. Settlement Agent: Place of Settlement:	MARTIN SNOW, LLP 4025 Vineville Avenue, Macon, Georgia 313			
I. Settlement Date:	November 30, 2022	AAAA AAAAAAAA		197
illini farancia de la companya de la	f Borrower's Transaction	K.	Summary of Seller's Transaction	
		400. 0	Gross Amount Due To Seller:	26,500.00
100. Gross Amount D	ue From Borrower: 26,500.00	401.	Contract Sales Price	The same of the sa
101. Contract Sales Pri	CONTRACTOR	402.	Personal Property	
102. Personal Property	es to Borrower (line 1400) 1,199.26	403.	djustments for Items Paid by Seller in Advan-	te:
103. Settlement Charge	tems Paid by Seller in Advance:	A	County / Parish Taxes - 808 Brown Ave Dec 1,	46.48
Adjustments for 1	axes - 808 Brown Ave Dec 1, 46.48	406.	County / Parish Taxes - 808 Blown 777	40.40
106. 2022 thru Dec 31.	2022		2022 thru Dec 31, 2022 County / Parish Taxes	
107. County / Parish T	XXS	407.	Assessments	annimiana manana ma
108. Assessments	The state of the s	AC A CAMPANA COMPANY AND ADDRESS OF	Gross Amount Due to Seller:	26,546.48
100. Assessment	Due from Borrower: 27,745.74	420.	Gross Amount Date to San	
120. G1053 Panosas			Reductions in Amount Due to Seller:	
management and the second second	y or in Behalf of Borrower:			and the same of th
		501.	Called Ham a little	0.00
201. Deposit / Earnest 202. Principal Amoun	Lof New Loan 26,500.00	502.	Existing Loan(s)	
203. Existing Loan(s)		503.	Payoff of First Mortgage	**************************************
204.		505	Payoff of Second Mortgage	Water Street Str
205.		506	Durchage Money Mortgage	unganimmannaimmannammannammannammannammannammannammannammannammannammannammannammannammannammannammannammannam
206			Adjustments for Items Unpaid by Seller:	and the second s
Adjustments for	Items Unpaid by Seller:	510.	City / Town Taxes	
210. City / Town Tax		511.		with the second
211. County / Parish	<u> Iaxes</u>		Assessments	eropywaniawanianianania
212. Assessments		Tive ena Wieren	Total Reductions in Amount Due	0.00
220. Total Paid by	/ for Borrower: 26,500.00		Seller	
		600	Cash at Settlement to / from Seller:	26,546.48
300. Cash at Settler	nent from / to Borrower:	name (man)	A Seller (IIIIC 4201	0.00
and Come Amount	he from Bottower (line 120)	0 602	Less Reductions Amount due Seller (line 520)	
302. Less Amount Pa	aid by/for Borrower (line 220)		3. Cash To Seller:	\$26,546.48

Borrower Initials:

Seller Initials:

Guillermo William Nadal LeRoy Simmons

A.	SETTLEMENT STATEMENT	B. TYPE OF LOAN	
	MARTIN SNOW, LLP 240 Third Street Macon, Georgia 31201 478-749-1700 fax: 478-743-4204	1. FHA 2. FMHA 3. COI 4. VA 5. CONV. INS. 6. File Number: G0439.63610.2 7. Loan Number: 8. Mortgage Ins. Case No.:	NV. UNINS.
C. NOTE: This form is fur	nished to give you a statement of actual settlement cos	its. Amounts paid to and by the settlement agent are shown. Item	s marked
(poc) were paid	outside the closing. They are shown here for informal Nadal Capital, LLC	tional purposes and are not included in the totals.	The state of the s
D. Borrower:	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 319	006 C, Strathmore Park Subdivision, Book 73, Page 468,	Muscogee
H. Settlement Agent: Place of Settlement	MARTIN SNOW, LLP : 4025 Vineville Avenue, Macon, Georgia 3	1210 Bibb County	
I. Settlement Date:	November 30, 2022		
AND THE STATE OF T	of Borrower's Transaction	K. Summary of Seller's Transaction	4
100. Gross Amount D 101. Contract Sales Pr		400. Gross Amount Due To Seller: 401. Contract Sales Price	7,000.00
102. Personal Property		402. Personal Property	
	es to Borrower (line 1400) 1,149.42		
Adjustments for I 106. City / Town Taxe	tems Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advar 406. City / Town Taxes	ıcei
	axes - 816 Fulton Ave Dec 1,	407. County / Parish Taxes - 816 Fulton Ave Dec 1, 2022 thru Dec 31, 2022	46.65
108. Assessments	A Control of the Cont	408. Assessments	
120. Gross Amount	Due from Borrower: 8,196.07	420. Gross Amount Due to Seller:	7,046.65
	y or in Behalf of Borrower:	500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest		501. Excess Deposit (see instructions)	0.00
202. Principal Amount		502. Settlement Charges to Seller (Line 1400) 503. Existing Loan(s)	0,00
203. Existing Loan(s) 204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	***************************************
206.		506. Purchase Money Mortgage	
NAME OF THE PARTY	tems Unpaid by Seller:	Adjustments for Items Unpaid by Seller:	A.
210. City / Town Taxe		510. City / Town Taxes	
211. County / Parish T		511. County / Parish Taxes	
212. Assessments		512. Assessments	
220. Total Paid by /	for Borrower: 7,000.00	520. Total Reductions in Amount Due Seller:	0.00
300. Cash at Settleme	ent from / to Borrower:	600. Cash at Settlement to / from Seller:	www.comestanie_mateministanie
	e from Borrower (line 120) 8,196.07	601. Gross Amount due to Seller (line 420)	7,046.65
	by/for Borrower (line 220) 7,000.00	Special and a second second state of the second sec	0.00
303. Cash From I		603. Cash To Seller:	\$7,046.65

Borrower 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

1.	FHA 2. FMHA 3. CONV. UNINS.
4.	VA 5. CONV. INS.
5. File N	umber: 39.63453
7. Loan 1	Number:

C. NOTE: This form is f	urnished to give you a statement of act d outside the closing. They are shown	ual settlement cost here for informati	s. Amoi ional pu	ints paid to and by the settlement agent are shown. Iten rposes and are not included in the totals.	is marked
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, Georg Land Lot 96, MRW District. Georgia	ria 31 <b>2</b> 06 , Lot 31, Block	10, Ly	nmore Estates Subdivision, Book 8, Page 43-B	, Bibb County,
H. Settlement Agent	MARTIN SNOW, LLP				
Place of Settleme		con, Georgia 31	210 I	Bibb County	
I. Settlement Date:	November 29, 2022				
J. Summar	of Buyer's Transaction		K.	Summary of Seller's Transaction	55.00
100. Gross Amount	Due From Buver:			Gross Amount Due To Seller:	
101. Contract Sales		37,000.00		Contract Sales Price	37,000.00
102. Personal Prope	ty		-	Personal Property	
103. Settlement Cha	rges to Buyer (line 1400)	1,048.50	403.		
Adjustments for	Items Paid by Seller in Advan	ce:		djustments for Items Paid by Seller in Adva	nce:
106. City / Town Ta	xes		406.	City / Town Taxes	
107. County / Parish	Taxes Nov 30, 2022 thru Dec 31,	37.25	407.	County / Parish Taxes Nov 30, 2022 thru Dec 31, 2022	37.25 20.87
108. Assessments N	ov 30, 2022 thru Dec 31, 2022	20.87	408.	Assessments Nov 30, 2022 thru Dec 31, 2022	20.67
109. Solid Waste				Solid Waste	37,058.12
120. Gross Amoun	t Due from Buyer:	38,106.62	420.	Gross Amount Due to Seller:	37,030.12
			500	Reductions in Amount Due to Seller:	
	by or in Behalf of Buyer:	37,000.00	501	Excess Deposit (see instructions)	37,000.00
201. Deposit / Earne		37,000.00	502	Settlement Charges to Seller (Line 1400)	0.00
	int of New Loan			Existing Loan(s)	
203. Existing Loan(	3)			Payoff of First Mortgage to Spindle Tree	24,695.88
204.			504.	Properties Solo 401k Plan	24,093.88
205.			505.	Payoff of Second Mortgage	
206.			506.		
207.			507.	Solid Waste to Macon-Bibb County Tax Commissioner	60.00
			-	djustments for Items Unpaid by Seller:	
	Items Unpaid by Seller:			City / Town Taxes	
210. City / Town Ta				County / Parish Taxes	
211. County / Parish	Taxes		512.		
<ul><li>212. Assessments</li><li>220. Total Paid by</li></ul>	/ for Buyer:	37,000.00	520.	Total Reductions in Amount Due Seller:	61,755.88
300 Cash at Sattle	ment 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 F	aid by/for Buyer (line 220)	37,000.00	602.	Less Reductions Amount due Seller (line 520)	61,755.88
303. Cash Fron		\$1,106.62	603.	Cash From Seller:	\$24,697.76

a!	SETTLEMENT STATEMENT	B. TYPE OF ŁOAN				
MARTIN SNOW, LLP 240 Third Street Macon, Georgia 31201		1. FHA 2. FMHA 3, CONV. 14. VA 5. CONV. INS.	UNINS.			
		6, File Number;				
	478-749-1700 fax: 478-743-4204	G0439.63099				
		7, Loan Number:				
		8, Morigage Ins. Case No.:	en de la companya de			
		a, worth gage that Case trook				
C. NOTE: This form is fur	nished to give you a statement of actual settlement cos outside the closing. They are shown here for informat	ts. Amounts paid to and by the settlement agent are shown. Items n ional purposes and are not included in the totals.	Harked			
And the second s	Nadal Capital, LLC	The state of the s				
D. Borrower:	1831 Ashboro Court, Apt 8					
	Marietta, Georgia 30067					
indunapananininananjarahan dan dan dan dan dan dan dan dan dan d	Octavia Heard and Florence Miller					
E. Seller:	816 Wedron Dr					
A MARIE WATER TO THE PARTY OF A P	Columbus, Georgia 31907					
Aprilia de la compansión de la compansió	William E. Turman					
F. Lender:	3453 Victory Drive					
,	Columbus, Georgia 31903					
	77 Engineer Drive	02				
G. Property:	Columbus, Muscogee County, Georgia 319	vision, Section 1, Book 1, Page 274, Muscogee County, C	Georgia			
Carrent		Asion, Section 1, Book 1, rage 274, widelegee county, c	manusania amin'ny amin'ny a			
H. Settlement Agent:	MARTIN SNOW, LLP t: 4025 Vineville Avenue, Macon, Georgia 3	1210 Ribb County				
Place of Settlement	November 21, 2022	IZIO BIOO COURS	the control of the co			
1. Settlement Date:	November 21, 2022		Manager (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904) (1904)			
J. Summary	of Borrower's Transaction	K. Summary of Seller's Transaction				
100. Gross Amount I	Due From Borrower:	400. Gross Amount Due To Seller:	III. O. Laboratoria C.			
101. Contract Sales Pr			26,000.00			
102. Personal Property		402. Personal Property				
103. Settlement Charg	ges to Borrower (line 1400) 4,545.31	403.	was a surface of the			
Adjustments for	Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance				
106. City / Town Taxe	SS	406. City / Town Taxes	warmen was this status that the same			
107. County / Parish 7	Taxes Nov 22, 2022 thru Dec 31, 70.74		70.74			
108. Assessments		408. Assessments	06.070.74			
120. Gross Amount	Due from Borrower: 30,616.05	420. Gross Amount Due to Seller:	26,070.74			
		TOO D. I. J D to Sallow	wareness and the same and the same same same same same same same sam			
(generalism) and the section of the		End Deductions in Amount This to Sallors				

500. Reductions in Amount Due to Seller 200. Amounts Paid by or in Behalf of Borrower: 501. Excess Deposit (see instructions) 201. Deposit / Earnest Money 0.00 Settlement Charges to Seller (Line 1400) 27,638.76 502. 202. Principal Amount of New Loan 503. Existing Loan(s) 203. Existing Loan(s) Payoff of First Mortgage to Southern States 17,625.00 504. 204. Bank Payoff of Second Mortgage 205. 506. Purchase Money Mortgage 206. Adjustments for Items Unpaid by Seller: Adjustments for Items Unpaid by Seller: 510. City / Town Taxes 210. City / Town Taxes 511. County / Parish Taxes 211. County / Parish Taxes Assessments 512. 212. Assessments Total Reductions in Amount Due 17,625.00 520. 27,638.76 220. Total Paid by / for Borrower: Seller: 600. Cash at Settlement to / from Seller: 300. Cash at Settlement from / to Borrower: 26.070.74 Gross Amount due to Seller (line 420) 30,616.05 Gross Amount due from Borrower (line 120) 301.

27,638.76

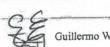
\$2,977.29

Less Reductions Amount due Seller (line 520)

603. Cash To Seller:

17,625.00

\$8,445.74



Less Amount Paid by/for Borrower (line 220)

303. Cash From Borrower:

A.	SETTLEMENT STATEMENT	B. TYPE OF LOAN	
	MARTIN SNOW, LLP 240 Third Street Macon, Georgia 31201 478-749-1700 fax: 478-743-4204	1. FHA 2. FMHA 3, CONV. 4. VA 5. CONV. INS. 6. File Number: G0439.63099	UNINS.
		7, Loan Number:	***************************************
		8, Morigage Ins. Case No.:	
		o, Murigage Itta, Case Index	-
C. NOTE: This form is	s furnished to give you a statement of actual settlement cos	sts. Amounts paid to and by the settlement agent are shown. Items t	marked
(pac) were p	paid outside the closing. They are shown here for informa-	tional 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 319 Lot pt Lot 8, Block J, Benning Hills Subdiv	903 vision, Section 1, Book 1, Page 274, Muscogee County, C	Georgia
H. Settlement Ager Place of Settlem	nent: 4025 Vineville Avenue, Macon, Georgia 3	1210 Bibb County	
1. Settlement Date:	November 21, 2022		and the second s
J. Summa	ary of Borrower's Transaction	K. Summary of Seller's Transaction	
100. Gross Amoui	nt Due From Borrower:	400. Gross Amount Due To Seller:	
101. Contract Sale			26,000.00
102. Personal Pror	Derty	402. Personal Property	Safety Committee of the
103. Settlement Cl	harges to Borrower (line 1400) 4,545.31	403.	
Adjustments f	or Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance	<b>81</b>
106. City / Town 7	Taxes	406. City / Town Taxes	The state of the s
107. County / Pari 2022	sh Taxes Nov 22, 2022 thru Dec 31, 70.74	2022	70.74
108. Assessments		408. Assessments	26,070.74
120. Gross Amo	unt Due from Borrower: 30,616.05	420. Gross Amount Due to Seller:	20.070.74
and the second s		- A Sales	managanian makamanganian ma
	id by or in Behalf of Borrower:	500. Reductions in Amount Due to Seller: 501. Excess Deposit (see instructions)	AND THE PROPERTY OF THE PARTY O
201. Deposit / Ear			0.00
		503. Existing Loan(s)	ELEPTS AND ADDRESS OF THE PARTY
203. Existing Loan 204.	1(\$)	504. Payoff of First Mortgage to Southern States Bank	17,625.00
205.		505. Payoff of Second Mortgage	
2064		506. Purchase Money Mortgage	
	or Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:	ANYONE TO THE PROPERTY OF THE PARTY OF THE P
210. City/Town		510. City / Town Taxes	Hereinine et al.
211. County/Pari		511. County / Parish Taxes	
212. Assessments	No continue de la continue del continue de la continue del continue de la continue del la continue del la continue del la continue de la continue del la continue de la con	512. Assessments	***************************************
THE RESERVE OF THE PERSON OF T			

27,638.76

\$2,977.29

520.

Seller:

Total Reductions in Amount Due

600. Cash at Settlement to / from Seller:

27,638.76 602. Less Reductions Amount due Seller (line 520)

30,616.05 | 601. Gross Amount due to Seller (line 420)

603. Cash To Seller:

17,625.00

26,070.74

17,625.00

\$8,445.74

38

303. Cash From Borrower:

Total Paid by / for Borrower:

300. Cash at Settlement from / to Borrower:

Gross Amount due from Borrower (line 120)

Less Amount Paid by/for Borrower (line 220)

220.

	tbar'21, 227			
A.	SETT FUENT STATEMENT	***************************************	B. TYPE OF LOAN	
MARTIN SNOW, LLP  240 Third Street  Macon, Georgia 31201  478-749-1700 fax: 478-743-4204				V, UNINS.
			8, Mortgage Ins., Case No.;	
C. NOTE: This form is furr (poc) were paid to	alshed to give you a statement of actual settlement coutside the closing. They are shown here for inform	osts. Am ational	ounts paid to and by the settlement agent are shown. Item purposes and are not included in the totals.	s marked
D. Borrower: Nadal Capital, LLC  1831 Ashboro Court, Apt 8  Marietta, Georgia 30067				A3312
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	25		
G. Property: Macon, Bibb County, Georgia 31206 Godfrey District, Bibb County, Georgia				The second secon
H. Settlement Agent: Place of Settlement:	MARTIN SNOW, LLP 4025 Vineville Avenue, Macon, Georgia 3	1210	Pill County	Annaber Constitution (Constitution of the Constitution of the Cons
I. Settlement Date:	November 21, 2022	1210	Bibb County	
	f Borrower's Transaction	k.	Summary of Seller's Transaction	
100. Gross Amount Du			Gross Amount Due To Seller:	10.500.00
102. Personal Property	e 10,500.00		Contract Sales Price Personal Property	10,500.00
103. Settlement Charges	to Borrower (line 1400) 3,510.10			······································
104. Assignment Fee to				And the state of t
	ems Paid by Seller in Advance:		djustments for Items Paid by Seller in Advanc	:e:
106. City / Town Taxes  County / Parish Tax 2022	xes Nov 22, 2022 thru Dec 31, 33.96	-	City / Town Taxes County / Parish Taxes Nov 22, 2022 thru Dec 31, 2022	33.96
108. Assessments		408.		
	2, 2022 thru Dec 31, 2022 26.09			26.09
120. Gross Amount D	ue from Borrower: 16,570.15	420.	Gross Amount Due to Seller:	10,560.05
200. Amounts Paid by	or in Behalf of Borrower:	akaranananananan	Reductions in Amount Due to Seller:	
<ol> <li>Deposit / Earnest M</li> <li>Principal Amount of</li> </ol>		501.		
203. Existing Loan(s)	10,570.15	502.	Settlement Charges to Seller (Line 1400) Existing Loan(s)	25.00
204,	1.555 man d. 1.575 man part 1.55 man from the control of the contr		Payoff of First Mortgage	and the second s
205:			Payoff of Second Mortgage	renegarine Telephonis (1900) and the selection of the sel
206.		506.	Purchase Money Mortgage	Martin Ma
2072		507.	Back Taxes to Macon-Bibb County Tax Commissioner	1,768.20
	ms Unpaid by Seller:		djustments for Items Unpaid by Seller:	
210. City / Town Taxes			City / Town Taxes	
211. County / Parish Tax 212. Assessments	CS	511.	County / Parish Taxes Assessments	been the control of t
220. Total Paid by / fo	r Borrower: 16,570.15	520.	Total Reductions in Amount Due Seller:	1,793.20
300. Cash at Settlemen	t from / to Borrower:	600.	Cash at Settlement to / from Seller:	
301. Gross Amount due f		601.	Gross Amount due to Seller (line 420)	10,560.05
302. Less Amount Paid b	y/for Borrower (line 220) 16,570.15	602.	Less Reductions Amount due Seller (line 520)	1,793.20

3						OMB NO.	2502-0265
Α.					PE OF LOAN:		
U.S. DEPARTMENT OF HOUSING & URBAN DEVELO	OPMENT	1. FHA  6. FILE NUMI	2. FmHA	3. XICO	NV. UNINS.	4. VA 5.	CONV. INS.
SETTLEMENT STATEMENT		202311170	15		7. LOAP 5100	N NUMBER: 37179	
SETTLEWIENT STATEWIENT		8. MORTGAG	E INS CASE N	IUMBER:			
C. NOTE: This form is furnished to give you a stateme Items marked "[POC]" were paid outside the	ent of actua e closing; th	l settlement cost hey are shown h	s. Amounts pa ere for informat	id to and by th ional purposes	ne settlement ag s and are not ind	ent are shown. cluded in the totals.	
D. NAME AND ADDRESS OF BORROWER:	E. NAME	AND ADDRESS	OF SELLER:		F. NAME AND	ADDRESS OF LEND	ER:
NADAL CAPITAL, LLC	LOUIS JO				SOUTHERN S		
1831 Ashborough Ct. SE, Apt. H Marietta, Georgia 30067	22 Dougla	s, Georgia 31903			1326 13th Stre Columbus, GA		
Manara, Goorgia Good	Columbus	s, accigia o ros			Columbus, OA	01001	
G. PROPERTY LOCATION:	H. SETTL	EMENTAGENT	58-10	95698		I. SETTLE	EMENT DATE:
56 Mathews Street	Page, Scr	antom, Sprouse,	Tucker & Ford,	P.C.			
Columbus, GA 31903						Novembe	20, 2023
Muscogee County, Georgia Tax Parce# 062-054-017	PLACE O	F SETTLEMENT					
Lot 4, Block "B", Columbus	1111 Bay	Avenue, Third Flo	oor				
Homes	Columbus	, Georgia 3190					
J. SUMMARY OF BORROWER'S TRANS	SACTION					ER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER: 101. Contract Sales Price		42,000,00			UE TO SELLER	<b>}</b>	42,000,00
102. Personal Property		42,000.00	401. Contract	ct Sales Price			42,000.00
103. Settlement Charges to Borrower (Line 1400)		2,228.50	403.	arrioporty			
104.			404.				
105.  Adjustments For Items Paid By Seller in advance			405.	iustmente For	Itama Baid Bu S	Seller in advance	
106. City/Town Taxes to			406. City/Tov		Items Paid By S	to	
107. County Taxes 11/21/23 to 12/31/23		0.44	407. County		11/21/23	to 12/31/23	0.44
108. Assessments to			408. Assessi	ments		to	
109. 110.			409. 410.				
111.			411.				
112.			412.				
120. GROSS AMOUNT DUE FROM BORROWER		44,228.94			UE TO SELLER		42,000.44
200. AMOUNTS PAID BY OR IN BEHALF OF BORROW	VER:			Deposit (See	OUNT DUE TO	SELLER:	
201. Deposit or earnest money 202. Principal Amount of New Loan(s)		31,500.00			to Seller (Line 14	100)	
203. Existing loan(s) taken subject to		01,000.00		loan(s) taken			
204.				First Mortgage			
205.				Second Mortg	age		<del></del>
206. 207.	-		506. 507.		+		
208.			508.				
209.			509.			10.0.0.	
Adjustments For Items Unpaid By Seller			510. City/Tov		For Items Unpai	to	
210. City/Town Taxes to 211. County Taxes to			510. City/100			to	
212. Assessments to			512. Assessi			to	
213.			513.				
214.			514. 515.				
215. 216.			515.				
217.			517. 2022 T/	AXES to MUS	COGEE COUN	TY TAX COMMISSION	4.74
218.			518. 2023 T/	AXES to MUC	GOEEE COUN	TY TAX COMMISSION	3.95
219.			519.				
220. TOTAL PAID BY/FOR BORROWER		31,500.00			AMOUNT DUE		8.69
300. CASH AT SETTLEMENT FROM/TO BORROWER: 301. Gross Amount Due From Borrower (Line 120)		44,228.94	600. CASH	AT SETTLEMI	ENT TO/FROM to Seller (Line 42	O)	42,000.44
301. Gross Amount Due From Borrower (Line 120) 302. Less Amount Paid By/For Borrower (Line 220)	(	31,500.00)			e Seller (Line 52		( 8.69
COL. LOOP IN COLIN COLON (LINE LES)	,	- 1, 1, 7					11 001 75

303. CASH ( X FROM ) ( TO ) BORROWER

603. CASH ( X TO ) ( FROM ) SELLER

41,991.75

## U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SETTLEMENT STATEMENT

I. FHA	2. FMHA 3. CONV. UNINS
4. VA	5. CONV. INS.
File Number: G0439.63	423
Loan Number:	

240 Third Street  Macon, Georgia 31201  478-749-1700 fax: 478-743-4204				4. VA 5. CONV. INS. 6. File Number: G0439.63423 7. Loan Number:		
					8. Mortgage Ins. Case No.:	
C. NOTE:	: This form is furnis	thed to give you a statement of actual settle	ement cost	ts. Amoi	unts paid to and by the settlement agent are shown. I	tems marked
	(poc) were paid ou	tside the closing. They are shown here for Guillermo Mondragon Arelland	r injormati	ionai pu	rposes and are not included in the totals.	
D. Buye	er:	2560 W Estes Ave, Apt 3 Chicago, Illinois 60645				
E. Seller: Nadal Capital, LLC  E. Seller: 1831 Ashboro Court, Apt 8  Marietta, Georgia 30067						
F. Lende	er:					
	ement Agent:	MARTIN SNOW, LLP	Block 9,		ue, Book 68, Page 720, Bibb County, Georgia	a
	e of Settlement: ment Date:	240 Third Street, Macon, Georgia 3 November 4, 2022	51201 E	SIDD CO	Junty	
J.		Buyer's Transaction		K.	Summary of Seller's Transaction	
	oss Amount Du				Gross Amount Due To Seller:	22 500 00
	ontract Sales Price	32	2,500.00	-	Contract Sales Price	32,500.00
	ersonal Property	. D (I' 1400)	0.00	402.	Personal Property	
103. 80	ettlement Charges	to Buyer (line 1400)	0.00		djustments for Items Paid by Seller in Adv	vance:
	ity / Town Taxes	ms Paid by Seller in Advance:			City / Town Taxes	
	ounty / Parish Tax	AS .			County / Parish Taxes	
THE RESERVE AND ADDRESS OF THE PARTY OF THE	ssessments	CS .			Assessments	
	ross Amount D	ue from Buyer: 32	,500.00	420.	Gross Amount Due to Seller:	32,500.00
		•				
200. Ar	mounts Paid by	or in Behalf of Buyer:			Reductions in Amount Due to Seller:	16,000,00
	eposit / Earnest M		5,000.00	501.	Excess Deposit (see instructions)	16,000.00
	rincipal Amount o	f New Loan			Settlement Charges to Seller (Line 1400)	758.00
203. E	xisting Loan(s)			503.	Existing Loan(s) Payoff of First Mortgage to Spindle Tree	
204.				504.	Properties Solo 401k Plan	17,060.96
205.				505.	Payoff of Second Mortgage	
206.					Purchase Money Mortgage	
207.				507.	Solid Waste 4th Qtr to Macon-Bibb County Tax Commissioner	60.00
Adi	ustments for Ite	ms Unpaid by Seller:		A	djustments for Items Unpaid by Seller:	
	ity / Town Taxes				City / Town Taxes	
	County / Parish Tax	es		511.	County / Parish Taxes	
AND DESCRIPTION OF THE PERSON NAMED IN	ssessments			512.	Assessments	
220. T	otal Paid by / fo	r Buyer: 16	,000.00	520.	Total Reductions in Amount Due Seller:	33,878.96
300. Ca	ash at Settlemen	t from / to Buyer:			Cash at Settlement to / from Seller:	
301. G	ross Amount due	from Buyer (line 120) 32	2,500.00	601.	Gross Amount due to Seller (line 420)	32,500.00
302. L	ess Amount Paid b	by/for Buyer (line 220)	5,000.00	602.	Less Reductions Amount due Seller (line 520)	33,878.96
	Cash From Bu		500.00	603.	Cash From Seller:	\$1,378.96

Guillermo Mondragon Arellano

A.

#### MARTIN SNOW, LLP 240 Third Street

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

В.	TYPE	OF	LOAN
ı. []n	HA 2.	FMH	HA 3. CONV. UNINS.
4. 🔲 V	A 5.	CON	VV, INS.
6, File Num	ber:	eritalii aannoon	one months and a control of the cont
G0439	9.63416		and the second s
7. Loan Nur	mber:		Marie Control (Appropriet to the Control of Appropriation) of the Control of the
		icenerecens/e/dans	
8, Mortgage	Ins. Case No.:	A, magain man	The state of the s

\$14,012.68

478-749-1700 fax: 478-743-4204			G0439.63416	
			7: Loan Number:	
			8, Mortgage Ins. Case No.:	
C. NOTE: This form is furn	ished to give you a statement of actual settlement co	osts. An	sounts paid to and by the settlement agent are shown. Items	marked
(poc) were paid or	utside the closing. They are shown here for inform	ational	purposes and are not included in the totals.	
D. Borrower:	Nadal Capital, LLC 1831 Ashboro Court, Apt 8			
D. Dollowell	Marietta, Georgia 30067			
THE STATE OF THE PROPERTY OF T	Shadwrick Vick	100 100 100 100 100 100 100 100 100 100		
E. Seller: 150 Riveroak Drive				
###	Fayetteville, Georgia 30215			
F. Lender:	Kin C. Shackelford P.O. Box 218			
1. Delider.	Dudley, Georgia 31022			
	3050 Hillcrest Avenue	Name and Association of the Control		
G. Property:	Macon, Bibb County, Georgia 31204			
		ropert	y, Book 23, Page 200, Bibb County, Georgia	anna ann ann ann ann ann ann ann ann an
H. Settlement Agent:	MARTIN SNOW, LLP	D"11	~	
Place of Settlement:  I. Settlement Date:	240 Third Street, Macon, Georgia 31201 November 2, 2022	Bibb	County	
A. Doctorinoit Dato.	11070111001 2, 2022	18		modulus sussession susualiticums
J. Summary of	Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount Due From Borrower:		400.	Gross Amount Due To Seller:	Managaria di Manag
101. Contract Sales Price 14,000.00		and promision which	Contract Sales Price	14,000.00
102. Personal Property			Personal Property	
<ul><li>103. Settlement Charges</li><li>104. Fee to Our Children</li></ul>	CONTRACTOR OF THE PROPERTY OF	mily energy remains record		uningstatum managaman
**************************************	r's Future, LLC 2,000.00 ms Paid by Seller in Advance:	over the substitution of the	Adjustments for Items Paid by Seller in Advance	
106. City / Town Taxes			City / Town Taxes	
County / Parish Taxes Nov 3, 2022 thru Dec 31,		1	County / Parish Toyer Nov 2 2022 they Dec 31	34.20
2022	<b>34.20</b>		2022	34.20
<ul><li>108. Assessments</li><li>109. Solid Waste Nov 3.</li></ul>	2022 #ws Dec 21, 2022 29 49	408.		38.48
120. Gross Amount D		professional constraints	Solid Waste Nov 3, 2022 thru Dec 31, 2022 Gross Amount Due to Seller:	14,072.68
	10,10,10,10	720.	Oliver Amount Date to Solici.	
200. Amounts Paid by or in Behalf of Borrower:			Reductions in Amount Due to Seller:	State Street And Street
201. Deposit / Earnest Money			Excess Deposit (see instructions)	
202. Principal Amount of	f New Loan 16,800.00	rida in international in the contraction of the con	Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)			Existing Loan(s) Payoff of First Mortgage	den diagramia
205.		ritgangs arrest et experience	Payoff of Second Mortgage	
206.			Purchase Money Mortgage	
207.		507.	Solid Waste to Macon-Bibb County Tax	60.00
			Commissioner	·····
Adjustments for Items Unpaid by Seller: 210. City / Town Taxes			djustments for Items Unpaid by Seller: City / Town Taxes	
211. County / Parish Taxe	SS .		County / Parish Taxes	annum mananan mananan
212. Assessments			Assessments	
220. Total Paid by / for	r Borrower: 16,800.00	520.	Total Reductions in Amount Due Seller:	60.00
300. Cash at Settlement from / to Borrower:			Cash at Settlement to / from Seller:	20.177
301. Gross Amount due from Borrower (line 120) 18,243.18		601.	Gross Amount due to Seller (line 420)	14,072.68
302. Less Amount Paid by	y/for Borrower (line 220) 16,800.00	602.	Less Reductions Amount due Seller (line 520)	60.00
		8		

\$1,443.18 603. Cash To Seller:

303. Cash From Borrower:

# MARTIN SNOW, LLP 240 Third Street

1.	FHA 2. FMHA 3. X CONV. UNINS.	
4.	VA 5. CONV. INS.	
-,	Number: 439.63418	
7. Loan	Number:	

	240 Tillid Street		4. VA 5. CONV. INS.	
	Macon, Georgia 31201		6. File Number:	
	478-749-1700 fax: 478-743-4204		G0439.63418	
			7. Loan Number:	
			8, Mortgage Ins. Case No.:	
C NOTE: This form is furni	shed to give you a statement of actual settlement cos	ts. Amo	unts paid to and by the settlement agent are shown. Item	ns marked
(poc) were paid or	utside the closing. They are shown here for informat	ional p	urposes and are not included in the totals.	
	Nadal Capital, LLC			
D. Borrower:	1831 Ashboro Court, Apt 8			
	Marietta, Georgia 30067			
	Our Children's Future, LLC			
E. Seller:	904 Russell Pkwy Ste 9081			
	Warner Robins, Georgia 31095			
	Isaacs Enterprises ATL, LLC			
F. Lender:	P.O. Box 5434			
	Douglasville, Georgia 30154			
	942 34th Avenue			
C December	Columbus, Muscogee County, Georgia 319	06		
G. Property:	Land Lot 98, Coweta Reserve District, Lot	3, Blo	ck L, Carver Heights, Book 6, Page 125, Musco	gee County,
	Georgia			
H. Settlement Agent:	MARTIN SNOW, LLP			
Place of Settlement:	240 Third Street, Macon, Georgia 31201 I	Bibb C	County	
I. Settlement Date:	October 31, 2022			
J. Summary of	Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount Du	e From Borrower	400.	Gross Amount Due To Seller:	
101. Contract Sales Price			Contract Sales Price	35,000.00
102. Personal Property			Personal Property	
103. Settlement Charges	to Borrower (line 1400) 1,320.09	403.		
Adjustments for Ite	ms Paid by Seller in Advance:	A	djustments for Items Paid by Seller in Adva	nce:
106. City / Town Taxes		406.	City / Town Taxes	
County / Parish Tax	kes Nov 1, 2022 thru Dec 31, 149.40	407.	County / Parish Taxes Nov 1, 2022 thru Dec 31,	149.40
107. 2022	147.40		2022	
108. Assessments			Assessments	35,149.40
120. Gross Amount D	ue from Borrower: 36,469.49	420.	Gross Amount Due to Seller:	35,149.40
	' D. L. If of Downson	500	Reductions in Amount Due to Seller:	
	or in Behalf of Borrower:		Excess Deposit (see instructions)	
<ul><li>201. Deposit / Earnest M</li><li>202. Principal Amount of</li></ul>		502	Settlement Charges to Seller (Line 1400)	0.00
203. Existing Loan(s)	I New Loan 25,000.00	503.	Existing Loan(s)	
204.			Payoff of First Mortgage	
205.			Payoff of Second Mortgage	
206.			Purchase Money Mortgage	
	ms Unpaid by Seller:		djustments for Items Unpaid by Seller:	
210. City / Town Taxes			City / Town Taxes	
211. County / Parish Tax	ces		County / Parish Taxes	
212. Assessments		512.	Assessments	
220. Total Paid by / fo	or Borrower: 35,000.00	520.	Total Reductions in Amount Due Seller:	0.00
200 6 1 16 17	16 /4- Downson	600	Cash at Settlement to / from Seller:	
300. Cash at Settlemen	from Borrower (line 120) 36,469.49	601	Gross Amount due to Seller (line 420)	35,149.40
301. Gross Amount due	from Borrower (line 120) 35,465.49 by/for Borrower (line 220) 35,000.00	602	Less Reductions Amount due Seller (line 520)	0.00
302. Less Amount Paid	55,000.00	002.		
303. Cash From Bo	orrower: \$1,469.49	603.	Cash To Seller:	\$35,149.40

LOAN OF U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TYPE SETTLEMENT STATEMENT 3. X CONV. UNINS. 2. MARTIN SNOW, LLP 240 Third Street CONV. INS. Macon, Georgia 31201 6. File Number: 478-749-1700 fax: 478-743-4204 G0439,63207 7. Loan Number: 8. Mongage 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. Nadal Capital, LLC 1831 Ashboro Court, Apt 8 D. Borrower: Marietta, Georgia 30067 restige Worldwide Rentals, LLC 3301 Upatoi Lane E. Seller: patoi, Georgia 31829 pindle Tree Properties Solo 401k Pl 920 Eves Road #767871 F. Lender: 1203 9th Street Columbus, Muscogee County, Georgia 31909 G. Property: Lot 20, Block D, Theo J. McGee Park Subdivision, Book 25, Page 140, Muscogee County, Georgia MARTIN SNOW, LLP H. Settlement Agent: 240 Third Street, Macon, Georgia 31201 Bibb County Place of Settlement: October 12, 2022 1. Settlement Date: Summary of Seller's Transaction K. Summary of Borrower's Transaction 400, Gross Amount Due To Seller: 100. Gross Amount Due From Borrower: 24,000,00 24,000.00 401. Contract Sales Price 101. Contract Sales Price 402. Personal Property 102. 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: 406. City / Town Taxes 106. City / Town Taxes County / Parish Taxes Oct 13, 2022 thru Dec 31, County / Parish Taxes Oct 13, 2022 thru Dec 31, 174.76 407. 174.76 107. 2022 2022 Assessments 108. Assessments 24,174,76 Gross Amount Due to Seller: 27,390.26 420. 120. Gross Amount Due from Borrower: 500. Reductions in Amount Due to Seller: Amounts Paid by or in Behalf of Borrower: 200. 501. Excess Deposit (see instructions) Deposit / Earnest Money 0.00 201. Settlement Charges to Seller (Line 1400) 27.390.26 502. Principal Amount of New Loan 202. 503. Existing Loan(s) Existing Loan(s) 203. 504. Payoff of First Mortgage 204 505. Payoff of Second Mortgage 205 506. Purchase Money Mortgage Property Taxes to Muscogee County Tax 206 797.35 Commissioner 207. Adjustments for Items Unpaid by Seller: Adjustments for Items Unpaid by Seller:

600. Cash at Settlement to / from Seller: 300. Cash at Settlement from / to Borrowers 24.174.76 601. Gross Amount due to Seller (line 420) 301. Gross Amount due from Borrower (line 120) 27,390.26 797.35 Less Reductions Amount due Seller (line 520) 27,390.26 302. Less Amount Paid by/for Borrower (line 220)

27.390.26

520.

510. City/Town Taxes

512. Assessments

Seller:

511. County / Parish Taxes

Total Reductions in Amount Due

797.35

210. City / Town Taxes

212. Assessments

211. County / Parish Taxes

220. Total Paid by / for Borrower:

### MARTIN SNOW, LLP

240 Third Street

Macon, Georgia 31201

478-749-1700 fax: 478-743-4204

1. FHA 2. FMHA 3. X CONV. UNINS. 4. VA 5. CONV. INS. 6. File Number: G0439.63208 7. Loan Number:	В.	TYPE	OF	LOAN			
6. File Number: G0439.63208 7. Loan Number:	1. FH	4 2. [	FMHA	3.	x CONV	. UNINS.	
G0439.63208 7. Loan Number:	4.   VA	5.	CONV	. INS.			
O Mantenage Inc. Com No.	7. Loan Numb	er:	B / L			O 8 WORLDOOM CO. LINE OF THE PROPERTY OF THE P	
8. Mortgage Ins. Case No.:	8. Mortgage l	ns. Case No.	addressed to the state of the state of	****************	adoughis de lan de da ear er é dealair d'é	1830 et e 22 stedut 17 81 1811	

	478-749-1700 fax: 478-743-4204		G0439.63208 7. Loan Number:	ancies de verpre d'un de la . Ces e l'ellégique de produit produite restant déposés
			8. Mortgage Ins. Case No.:	***************************************
C. NOTE: This form is furni (poc) were paid ou	shed to give you a statement of actual settlement cou utside the closing. They are shown here for informa Nadal Capital, LLC	ts. Amounts pa ional purposes	d to and by the settlement agent are shown. Item and are not included in the totals.	s marked
D. Borrower:	1831 Ashboro Court, Apt 8 Marietta, Georgia 30067	COLOR SALE AS CAMPAGEMENT CAMP		
E. Seller:	Prestige Worldwide Rentals, LLC 13301 Upatoi Lane Upatoi, Georgia 31829			TOTAL CONTENT TO BUY MORE OF MINERS & STAN BY F. C.
F. Lender:	Melissa Tavilla 4527 Duane Drive Buford, Georgia 30519			
G. Properties:	2915 Hood Street Columbus, Muscogee County, Georgia 319 Lot 12, Brooksville Heights, Book 3, Page Muscogee County, Georgia		2917 Hood Street Columbus, Muscogee County, Georgia 3 Muscogee County, Georgia	1909
H. Settlement Agent: Place of Settlement: I. Settlement Date:	MARTIN SNOW, LLP 240 Third Street, Macon, Georgia 31201 October 12, 2022	Bibb County		
tion as in the service of the light indicated of authorization of the designation and except explosed from an indicate a remarkable			CO. H. J. Thomas of the control of t	Mary 4 1 Proces of Mrs and 1867 to 15 copy copys in 1868an habitat
J. Summary of	Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount Due	\$41000 To \$500 Bridge Complete	* W. C. C. C. C. ST. C. C. ST.	Amount Due To Seller:	32,000.00
<ul><li>101. Contract Sales Price</li><li>102. Personal Property</li></ul>	32,000.00	401. Contra	act Sales Price	32,000.00
	to Borrower (line 1400) 1,352.50	403.		10000 1 MO 11
104.	The second section of the second second section is the second second second section (second section second	404.	NA TRANSPORT OF THE PROPERTY O	
Adjustments for Ite	ms Paid by Seller in Advance:	Adjustn	nents for Items Paid by Seller in Advance	ce:
106. City / Town Taxes		406. City /		8 7 8 57 8 57 8 55 8 8 8 8 7 7 7 7 7 7 7
107. 2022	es Oct 13, 2022 thru Dec 31, 199.82	407. 2022	y / Parish Taxes Oct 13, 2022 thru Dec 31,	199.82
108. Assessments		408. Assess	The state of the s	32 100 92
120. Gross Amount Du	ue from Borrower: 33,552.32	420. Gross	Amount Due to Seller:	32,199.82
200. Amounts Paid by a 201. Deposit / Earnest M	or in Behalf of Borrower:		tions in Amount Due to Seller: Deposit (see instructions)	
202. Principal Amount of			nent Charges to Seller (Line 1400)	200.00
203. Existing Loan(s)		503. Existin		
204.	1900 - Epi M. Littly (Mile Spile and Antonio) - App. 1 (2004) 1 of 1 of Admir Spile and 1 of Admir Spile 1 of 1 o	504. Payofi	of First Mortgage	
205.			of Second Mortgage	
206.		506. Purcha	se Money Mortgage	
207.		Comm	ty Taxes to Muscogee County Tax issioner	911.67
208.	and the second s	508.		
	ms Unpaid by Seller:	Adjustn 510. City/	ents for Items Unpaid by Seller:	
<ul><li>210. City / Town Taxes</li><li>211. County / Parish Taxe</li></ul>	AC		y / Parish Taxes	
212. Assessments	VI	512. Assess	A COURT OF SECTION OF SECTION AND SECTION ASSESSMENT ASSESSMENT OF SECTION ASSESSMENT AS	THE PARTY STORES AND ADDRESS OF THE PARTY OF
220. Total Paid by / for	r Borrower: 33,552.32		Reductions in Amount Due	1,111.67
300. Cash at Settlement	t from / to Borrower:	600. Cash a	t Settlement to / from Seller:	manerite primilika par euro y eremmanyanya menerika e e mer e
301. Gross Amount due fi	rom Borrower (line 120) 33,552.32		Amount due to Seller (line 420)	32,199.82
302. Less Amount Paid by	y/for Borrower (line 220) 33,552.32	602. Less R	eductions Amount due Seller (line 520)	1,111.67

# Arey & Cross, P.C.

A.

4800 Armour Road Columbus, Georgia 31904 (706) 596-6745 fax: (706) 596-6755

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 cos (poc) were paid outside the closing. They are shown here for information	its. Amounts paid to and by the settlement agent are shown. Items marked tional purposes and are not included in the totals.
Dream homes Residential, LLC	
D. Buyer: 2901 Beech Street Columbus, Georgia 3 1909	
Nadal Capital, LLC  E. Seller: 270 Cobb Parkway South, Suite 140-240  Marietta, Georgia 30060	
Cash F. Lender:	
3326 O'neal Street	
G. Property: Columbus, Muscogee County, Georgia 319  Muscogee County, Georgia	06
H. Settlement Agent: Arey & Cross, P.C. Place of Settlement: 4800 Armour Road, Columbus, Georgia 31	904 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 170.91	407. County / Parish Taxes Sep 30, 2022 thru Dec 170.91
108. Assessments	408. Assessments 420. Gross Amount Due to Seller: 39,170.91
120. Gross Amount Due from Buyer: 40,568.91	420. Gross Amount Due to Sensi.
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)  502. Settlement Charges to Seller (Line 1400) 2,695.78
202. Principal Amount of New Loan	302. Settlement Charges to Series (2.11)
203. Existing Loan(s)	503. Existing Loan(s)  Payoff of First Mortgage to Spindle Tree  31,703.50
204.	504. Payoff of First Mortgage to Spindle Tree 31,703.50 Properties, LLC
	505. Payoff of Second Mortgage
205.	506. Purchase Money Mortgage
206.	507. Courier Fee to Arey & Cross, P.C.
207.	508. Wire Fee for Payoff to Arey & Cross, P.C. 45.00
208. Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
	510. City / Town Taxes
210. 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 34,444.28
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:  601. Gross Amount due to Seller (line 420) 39,170.91
301. Gross Amount due from Buyer (line 120) 40,568.91	001. Gloss Amount due to self-un (line
302. Less Amount Paid by/for Buyer (line 220) 0.00	602. Less Reductions Amount due Seller (line 34,444.28
303. Cash From Buyer: \$40,568.91	603. Cash To Seller: \$4,726.63

A. Settlement Statement			ment of Housing
		OMB No. 2	302-0265
B. Type of Loan			
1. FHA 2. FmHA 3. XX Conv. Unin	s.File Number 16017	Loan Number Mortgage Insu	rance Case Number
4. VA 5. Conv. Ins.			
C. NOTE: This form is furnished to give you a statem			
	closing; they are sh	nown here for informational purposes and are not include	ed in the totals.
D. NAME AND ADDRESS OF BORROWER: SERIES 2424 PA	Robinson arl Dri, Macon, GA	31217	
	apital LLC hborough Ct Apt H.	Marietta, GA 30067	
F. NAME AND ADDRESS OF LENDER: COLUMN	Properties inc.	x 110 Mason GA 31210	
G. PROPERTY 3079 Riggins Mill Rd LOCATION: Macon, GA 31217			
H. SETTLEMENT AGENT: ADAMS & ADAMS (478	NTAE AGED		
PLACE OF SETTLEMENT: 155 College St., M. (TIN - 58-1128652)			
i. SETTLEMENT DATE: September 23, 2022			
J. SUMMARY OF BORROWER'S TR	ANSACTION	K. SUMMARY OF SELLER'S TRAI	SACTION
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	
(from line 1400)	3,428.10	403.	
104.		404.	74
105		405.	DVANOE.
ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADV 106. City/town taxes 10	VANCE:	ADJUSTMENTS FOR ITEMS PAID BY SELLER IN A 409. City/town taxes to	IDVANCE:
107. County taxes 9/23/22to 12/31/22	173.27	407. County taxes 9/23/22 to 12/31/22	173.27
108: Assessments 9/23/22to 9/30/22	7.23	408. Assassments 9/23/22to 9/30/22	7.23
109.		409.	
110.		410.	
111.		411.	
	57,608.60		54,180.50
120. GROSS AMOUNT DUE FROM BORROWER:		420. GROSS AMOUNT DUE TO SELLER:	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWE		500. REDUCTIONS IN AMOUNT DUE TO SELLER.	
201. Deposit or earnest money	1,000.00	501. Excess deposit (see instructions)	2,725.00
202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to	±5,200,00	502. Settlement charges to seller (line 1400) 503. Existing loan(s) taken subject to	27.25.50
204.		504, Payoff of first mortgage toan Kin C Shackel ford	44,600.71

505. Payoff of second mortgage loan

510. City/town taxes

511. County taxes

512. Assessments

513.

514.

515. 516.

517.

518.

519. 44.200.00 520. TOTAL REDUCTIONS

506. 507. 508.

509.

Bibb Co Tax Commissioner

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

10

47.939.71

205.

206

208.

213.

214.

216.

217.

218.

210. City/town taxes

20. TOTAL PAID BY/FOR

211. County taxes 212. Assessments

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

to

to

to

#### SETTLEMENT STATEMENT

# MARTIN SNOW, LLP

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

FHA	2. FMHA 3. CONV. UNINS.
va	5. CONV. INS.
File Number	
Loan Number	T.

					8. Mortgage Ins. Case No.	The second secon
C. NO	TE: This form is furn	ished to give you a statement of actual s	settlement cost	is. Amoi	ints paid to and by the settlement agent are shown. Items ma proses and are not included in the totals.	rked
ingen schistere der der der der der der der der der	(poc) were paid o	Nadal Capital, LLC	and a comment	and the same of th	and delication of the second o	
n n	orrower:	1831 Ashboro Court, Apt 8				
D. BC	mower.	Marietta, Georgia 30067				401-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-
	***************************************	William E. Turman				
E. Se	llar	6958 Setter Drive				
E. Se	HEI.	Columbus, Georgia 31909				
adeministra comm		Kin C. Shackelford			A CONTRACTOR OF THE RESIDENCE OF THE SECOND STATE OF THE SECOND ST	
F. Le	nder:	P.O. Box 218 Dudley, Georgia 31022				ONE CONTRACTOR OF THE PARTY OF
	AND THE RESIDENCE OF THE PARTY	2326 Fort Benning Road				
		Calumbus Museones County (	Georgia 319	03		
G. Pr	operty:	and Lot 29, 7th District, Lot 8	Block Q. F	ourth.	Addition to Torch Hill Heights, Book 7, Page 297, 1	Muscogee
		County, Georgia			and the state of t	
H. Se	ttlement Agent:	MARTIN SNOW, LLP				
	ace of Settlement:	240 Third Street, Macon, Georg	ia 31201 E	Bibb C	bunty	water and the state of the stat
	tlement Date:	September 21, 2022				
J.		f Borrower's Transaction		K.	Summary of Seller's Transaction	
100	Cross Amount Di	ie From Borrower:		400.	Gross Amount Due To Seller:	
100.	Contract Sales Price	P	55,000.00	401.		55,000.00
	Personal Property			402.	Personal Property	
103.	Settlement Charge	s to Borrower (line 1400)	3,718.50	403.		
A	dinstments for It	ems Paid by Seller in Advance:	100 politica e e e e e e e e e e e e e e e e e e e		djustments for Items Paid by Seller in Advance:	
106.	City / Town Taxes			TOTAL SPRINGS THE REPORT OF THE	City / Town Taxes	
107.	County / Parish Ta	Xes		407.	The state of the s	
108.	Assessments				Assessments	55,000.00
120.	Gross Amount I	due from Borrower:	58.718.50	420.	Gross Amount Due to Seller:	
300	t Paid by	or in Behalf of Borrower:	and a control of the section of the	500.	Reductions in Amount Due to Seller:	
	Deposit / Earnest N	Aoney	500.00	501.	Excess Deposit (see instructions)	150.00
201.	Principal Amount	of New Loan	42,000.00	502.	Settlement Charges to Seller (Line 1400)	150.00
203.	Existing Loan(s)			503.	Existing Loan(s)	
204.	Seller Finance		16,000.00	504.	Payoff of First Mortgage	
205.	***************************************			505.	The state of the s	and the section of th
206.				506.	Purchase Money Mortgage Seller Finance	16,000.00
207.				307.	djustments for Items Unpaid by Seller:	
A	djustments for It	ems Unpaid by Seller:		510	City / Town Taxes	
210.	City / Town Taxes	1 1 2022 4 5 21			County / Parish Taxes Jan 1, 2022 thru Sep 21.	576.47
211.		xes Jan 1, 2022 thru Sep 21,	576.47	511.	2022	270.47
	2022			512.	Assessments	***************************************
212.	Assessments		59,076.47	520.	Total Reductions in Amount Due	16,726.47
220.	Total Paid by / f	or Borrower:	37,0/0.4/	540.	Seller:	
200	Cach at Sattlama	nt from / to Borrower:	A STATE OF THE STA	600.	Cash at Settlement to / from Seller:	ee 000 00
	Gross Amount due	from Borrower (line 120)	58,718.50	601.	Gross Amount due to Seller (line 420)	55,000.00
301. 302.	Less Amount Paid	by/for Borrower (line 220)	59,076.47	602.	Less Reductions Amount due Seller (line 520)	16,726.47

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

TYPE	OF LOAN
]FHA 2. [	FMHA 3. X CONV. UNINS.
VA 5.	CONV. INS.
Number: 439.63038	
Number:	
tgage Ins. Case No	0.:

					7. Loan Number:	
					8. Mortgage Ins. Case No.:	
			-		id to and by the settlement agent are shown. Items mo	arked
C. NOT	E: This form is furnis (poc) were paid ou	shed to give you a statement of actual tside the closing. They are shown he Nadal Capital, LLC	settlement costs re for information	s. Amou onal pui	nts paid to and by the settlement agent are shown. Items marposes and are not included in the totals.	
D. Bor	rower:	1831 Ashboro Court, Apt 8 Marietta, Georgia 30067				
		Alfred B. Chapman, III				
E. Sell	er:	3977 Desoto Dr Macon, Georgia 31206	A Mar Different			
F. Len	der:	Spindle Tree Properties Solo 4 8920 Eves Road #767871 Roswell, Georgia 30076	UIK Plail			
G. Pro	perty:	4072 Broadway Macon, Bibb County, Georgia Land Lot 96, MRW District, L	31206 ot 32, Block	10, Ly	nmore Estates, Book 8, Page 84-B, Bibb County, C	Georgia
H. Set	tlement Agent:	MARTIN SNOW, LLP 240 Third Street, Macon, Geo.				
	ice of Settlement:	September 13, 2022				
J.	lement Date: Summary of	Borrower's Transaction		K.	Summary of Seller's Transaction	
				400 (	Gross Amount Due To Seller:	
100. 0	Gross Amount Du	e From Borrower:	20,000.00	401	Contract Sales Price	20,000.00
	Contract Sales Pric	e	20,000.00		Personal Property	
102.	Personal Property	D	3,358.00	403.		
103.	Settlement Charges	s to Borrower (line 1400)	1,500.00	404		
104.	Assignment Fee to	Our Childrens Future, LLC	THE RESERVE OF THE OWNER OF THE PARTY OF THE	A	djustments for Items Paid by Seller in Advance	<u>:</u>
A	djustments for It	ems Paid by Seller in Advance	*•	406.	City / Town Taxes	
106.	City / Town Taxes County / Parish Ta	xes Sep 14, 2022 thru Dec 31,	125.74	407.	County / Parish Taxes Sep 14, 2022 thru Dec 31,	125.74
	2022 Macon-Bibb Coun	ty Solid Waste 3rd Qtr Sep 14,	11.09	408.	Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022	11.09
108.	2022 thru Sep 30,	2022	24,994.83	420.	D . t. Callows	20,136.83
120.	Gross Amount I	Due from Borrower:	24,994.03	420.		
				500	Reductions in Amount Due to Seller:	
200.	Amounts Paid by	or in Behalf of Borrower:		501	Excess Deposit (see instructions)	
201	Deposit / Earnest M	Money	24.994.83	502.	Ci	0.00
202.	Principal Amount	of New Loan	24,994.03		Existing Loan(s)	
203.	Existing Loan(s)			504.	Payoff of First Mortgage	
204.				505.	Payoff of Second Mortgage	
205.				506.	Purchase Money Mortgage	
206.					2022 Macon-Bibb County Property Taxes to	421.06
207.				507.	Macon-Bibb County Tax Commissioner Macon-Bibb County Solid Waste 3rd Qtr to	60.00
208.				508.	Macon-Bibb County Tax Commissioner  Adjustments for Items Unpaid by Seller:	
A	djustments for It	ems Unpaid by Seller:		510	City / Town Taxes	
210.	City / Town Taxes			510.		
211.	County / Parish Ta	axes		511.		
212.	Assessments			312.	Total Reductions in Amount Due	481.0
	Total Paid by /	for Borrower:	24,994.83	520.	Seller:	401.00
		at from / to Rorrowers		600.	Cash at Settlement to / from Seller:	20,136.83
300.	Cash at Settleme	ent from / to Borrower:	24,994.83	601	Gross Amount due to Seller (line 420)	481.06
301.	Less Amount Paid	e from Borrower (line 120) l by/for Borrower (line 220)	24,994.83	602.	Less Reductions Amount due Seller (line 520)	401.00

#### MARTIN SNOW, LLP

. [	FHA	2. FMH.	A 3. 2	CONV. UNINS
	VA :	5. CON	V. INS.	
	umber: 39.6289	93		
Loan 1	Number:			

	240 Third Street Macon, Georgia 312 478-749-1700 fax: 478-743	01		4. VA 5. CONV. INS. 6. File Number: G0439.62893 7. Loan Number: 8. Mortgage Ins. Case No.:	
C. NOTE: This form is fur	nished to give you a statement of a	actual settlement	costs. A	mounts paid to and by the settlement agent are shown. Items	marked
(poc) were paia	Nadal Capital, LLC	wn nere for inform	nationa	l purposes and are not included in the totals.	
D. Borrower:	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 So 8920 Eves Road #767871 Roswell, Georgia 30076	olo 401k Plan			
	3857 Mercer Street				
G. Property:	Macon, Bibb County, Geor				
H. Settlement Agent:	MARTIN SNOW, LLP	t, Lot 4, Block	9, Bel	lvue, Book 68, Page 720, Bibb County, Georgia	
Place of Settlement:		Georgia 31201	Ribb	County	
I. Settlement Date:	September 13, 2022	scorgia 31201	Dioo	County	
J. Summary o	f Borrower's Transaction		K.	Summary of Seller's Transaction	
100. Gross Amount Du	ie From Borrower:		400	. Gross Amount Due To Seller:	
101. Contract Sales Price	be	14,500.00		. Contract Sales Price	14,500.00
102. Personal Property	4. D	2 220 0		. Personal Property	
103. Settlement Charges	Our Children's Future, LLC	3,320.00 2,000.00	-		
	ems Paid by Seller in Advan		-	Adjustments for Items Paid by Seller in Advance	
106. City / Town Taxes				. City / Town Taxes	•
2022	xes Sep 14, 2022 thru Dec 31,	154.87		County / Parish Taxes Sep 14, 2022 thru Dec 31, 2022	154.87
108. Macon-Bibb Count 2022 thru Sep 30, 2	y Solid Waste 3rd Qtr Sep 14,	11.09	408	Macon-Bibb County Solid Waste 3rd Qtr Sep 14, 2022 thru Sep 30, 2022	11.09
	ue from Borrower:	19,985.96	420		14,665.96
200. Amounts Paid by	or in Behalf of Borrower:		500	Reductions in Amount Due to Seller:	
201. Deposit / Earnest M	loney		501.	Excess Deposit (see instructions)	
202. Principal Amount o	f New Loan	19,985.96	502.	Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s) 204.			503.		
205.			504. 505.		
206.			-	Purchase Money Mortgage	
207.				Macon-Bibb County Solid Waste 2nd Qtr/3rd	100.00
201.			507.	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
	ns Unpaid by Seller:		A	djustments for Items Unpaid by Seller:	
210. City / Town Taxes			510.	City / Town Taxes	
<ul><li>211. County / Parish Taxe</li><li>212. Assessments</li></ul>	es		511.		
220. Total Paid by / for	· Borrower:	19,985.96	512. <b>520.</b>	Assessments Total Reductions in Amount Due Seller:	603.61
300. Cash at Settlement		10.00===		Cash at Settlement to / from Seller:	
<ul><li>301. Gross Amount due fr</li><li>302. Less Amount Paid by</li></ul>	om Borrower (line 120)	19,985.96		Gross Amount due to Seller (line 420)	14,665.96
702. Less Allount Fald by	Tiol Bollower (line 220)	19,985.96	602.	Less Reductions Amount due Seller (line 520)	603.61

# MARTIN SNOW, LLP 240 Third Street

. FHA	2. FMHA 3. CONV. UNINS.
. VA	5. CONV. INS.
File Number	
. Loan Numbe	

		Macon, Georgia 31201			6. File Number:	
		478-749-1700 fax: 478-743-4204			G0439.62703	
					7. Loan Number:	
					8. Mortgage Ins. Case No.:	
					L Itams mark	ad
- WOTE	This farm is furnis	hed to give you a statement of actual se	ettlement costs.	Amoun	ts paid to and by the settlement agent are shown. Items mark poses and are not included in the totals.	eu
C. NOTE:	(noc) were paid ou	tside the closing. They are shown here	for information	nal purp	poses and are not included in the totals.	
	(poe) were passed	Joan McGregor				
D. Buye	r.	219 Bonnes Drive				
D. Duye		Austell, Georgia 30168				
		Nadal Capital, LLC				
E. Selle	r:	1831 Ashboro Court Apt 8				
L. Come		Marietta, Georgia 30067				
F. Lend	er:					
7.2		1206 Burton Ave	1004			
G. Prop	erty:	Macon, Bibb County, Georgia 3	1204	Doga	219 Ribb County, Georgia	
		Lot 1A & 1B, Block D, Radio F	'ark, Book 9,	Page 2	119, Dibb County; Garage	
H. Settl	ement Agent:	MARTIN SNOW, LLP	: 21201 P	hh Co	unty	
Plac	e of Settlement:	240 Third Street, Macon, Georg	na 31201 B	DU CO	unity	
I. Settle	ement Date:	August 19, 2022				
				K.	Summary of Seller's Transaction	
J.	Summary of	f Buyer's Transaction		17.	54	
				400. (	Gross Amount Due To Seller:	20 000 00
100. G	ross Amount Du	ie From Buyer:	90,000.00	401.	Contract Sales Price	90,000.00
101.	Contract Sales Price	ce	90,000.00	402.	Personal Property	
102. I	Personal Property	to Dower (line 1400)	1,563.50	403.	and the Advances	
103.	Settlement Charge	s to Buyer (line 1400) ems Paid by Seller in Advance:		A	djustments for Items Paid by Seller in Advance:	
Ad	justments for It	ems Paid by Selier in Advances		406.	City / Town Taxes	
106.	City / Town Taxes	2400		407.	County / Parish Taxes	
	County / Parish Ta	ixes		408.	Assessments Sould Worte 3rd Quarter	27.20
108.	Assessments Magan Ribb Cour	nty Solid Waste 3rd Quarter	27.39	409.	Macon-Bibb County Solid Waste 3rd Quarter	27.39
109.	Aug 20, 2022 thru	Sep 30, 2022			Aug 20, 2022 thru Sep 30, 2022 Gross Amount Due to Seller:	90,027.39
120.	Gross Amount	Due from Buyer:	91,590.89	420.	Gross Amount Due to Sener.	
					Reductions in Amount Due to Seller:	
200	Amounts Paid b	y or in Behalf of Buyer:		500.	Excess Deposit (see instructions)	
201	Deposit / Earnest	Money	1,000.00	No. of Contract of the Contrac	Ci	4,550.00
202.	Principal Amount	of New Loan		502. 503.	Existing Loan(s)	
203.	Existing Loan(s)			504	Payoff of First Mortgage to Kin C. Shackelford	58,464.92
204.				505.		
205.				506.	Durchase Money Mortgage	
206.					Macon-Bibb County Solid Waste 3rd Quarter to	60.00
207.				507.	Macon-Bibb County Tax Commissioner	
		I Soller		A	Adjustments for Items Unpaid by Seller:	
A	djustments for	Items Unpaid by Seller:		510.	City / Town Taxes	
210.	City / Town Tax	Taxes Jan 1, 2022 thru Aug 19,	412.06	511.	County / Parish Taxes Jan 1, 2022 thru Aug 19,	413.06
211.	County / Parish	Taxes Jan 1, 2022 tind 110g 11,	413.06		2022	
	2022			512	. Assessments	(2.407.00
212.	Assessments		1,413.06	520	Total Reductions in Amount Due	63,487.98
220.	Total Paid by	for Buyer:	1,415.00	, 520	Seller:	
					2 41 Ata / from Saller	
200	Cook of Sottlan	nent from / to Buyer:			. Cash at Settlement to / from Seller: . Gross Amount due to Seller (line 420)	90,027.39
300.	Gross Amount of	lue from Buyer (line 120)	91,590.89	601	. Gross Amount due to Seller (line 420)  Less Reductions Amount due Seller (line 520)	63,487.98
301.	Less Amount Pa	id by/for Buyer (line 220)	1,413.00	602	Less Reductions Amount due bones (and	
302.	2000					

1. FHA	2. FMHA 3. CONV. UNINS.
4.  VA	5. CONV. INS.
G0439.62	2734
7. Loan Number	

		MARTIN SNOW, 3 240 Third Street Macon, Georgia 3120 478-749-1700 fax: 478-743	01		1. FHA 2. FMHA 3. CON 4. VA 5. CONV. INS. 6. File Number: G0439.62734 7. Loan Number: 8. Mortgage Ins. Case No.:	IV. UNINS.
C. NO	TE: This form is furn (poc) were paid o	ished to give you a statement of a outside the closing. They are show	ctual settlement cos vn here for informat	ts. Amo	unts paid to and by the settlement agent are shown. Item urposes and are not included in the totals.	s marked
D. Bı		Jose Alejandro Garcia 1510 Greenwillow Dr Conley, Georgia 30288				
E. Se	ller:	Nadal Capital, LLC 1831 Ashboro Ct Apt 8 Marietta, Georgia 30067				
F. Le	nder:					
	operty:	72 Davis Street  Macon, Bibb County, Geor MRW District, Lot 50, Pay MARTIN SNOW, LLP		, Page	6, Bibb County, Georgia	
	ace of Settlement:	240 Third Street, Macon, C	Georgia 31201 E	Bibb Co	ounty	
	tlement Date:	August 1, 2022	3			
J.	Summary of	Buyer's Transaction		K.	Summary of Seller's Transaction	
	Gross Amount Du			400.	Gross Amount Due To Seller:	
	Contract Sales Pric	e	33,000.00		Contract Sales Price	33,000.00
	Personal Property				Personal Property	
		to Buyer (line 1400)	1,128.50	403.		
		ems Paid by Seller in Advar	ice:		djustments for Items Paid by Seller in Advan	ce:
	City / Town Taxes				City / Town Taxes	
	County / Parish Tax	xes			County / Parish Taxes	
108.	Assessments	- C-1:4 W A 2 2022		408.	Assessments	
109.	thru Sep 30, 2022	y Solid Waste Aug 2, 2022	39.13	409.	Macon-Bibb County Solid Waste Aug 2, 2022 thru Sep 30, 2022	39.13
120	Gross Amount D	na from Pusiare	34,167.63	420.		33,039.13
120.	Gross Amount D	de Hom Buyer.	34,107.03	420.	Gross Amount Due to Sener.	33,037.13
200	Amounts Paid by	or in Behalf of Buyer:		500	Reductions in Amount Due to Seller:	Vertical land
	Deposit / Earnest M		3,000.00	_	Excess Deposit (see instructions)	
	Principal Amount of		3,000.00		Settlement Charges to Seller (Line 1400)	0.00
	Existing Loan(s)	i i i i i i i i i i i i i i i i i i i		-	Existing Loan(s)	
204.	Date Double			504.	Payoff of First Mortgage to Clover Property Holdings	23,551.45
205.				505.	Payoff of Second Mortgage	
206.					Purchase Money Mortgage	
A	djustments for Ite	ems Unpaid by Seller:			djustments for Items Unpaid by Seller:	
210.	City / Town Taxes			510.	City / Town Taxes	
211.	2022	xes Jan 1, 2022 thru Aug 1,	192.21	511.	County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022	192.21
			150.00		Assessments	150.00
	Seller Credit	2	150.00		Seller Credit	23,893.66
220.	Total Paid by / fo	or Buyer:	3,342.21	520.	Total Reductions in Amount Due Seller:	23,893.00
200	C 1 (C ::)	16 - 14 D		(00	Cook at Sattlement to / from Sallani	
		nt from / to Buyer:	2416762		Cash at Settlement to / from Seller:	33,039.13
		from Buyer (line 120)	34,167.63		Gross Amount due to Seller (line 420) Less Reductions Amount due Seller (line 520)	23,893.66
302.	Less Amount Paid	by/for Buyer (line 220)	3,342.21	002.	Less Reductions Amount due Senei (inic 520)	23,073.30
303.	Cash From B	uyer:	\$30,825.42	603.	Cash To Seller:	\$9,145.47

В.	TYPE OF LOAN	
1. FH.	A 2. FMHA 3. X CONV. UNINS.	
4. VA	5. CONV. INS.	
6. File Numbe	er:	
G0439.	.62485	
7. Loan Num	ber:	
8. Mortgage	ins. Case No.:	

	MARTIN SNOW, LLP 240 Third Street		4. VA 5. CONV. INS.	
	Macon, Georgia 31201 478-749-1700 fax: 478-743-4204		6. File Number: G0439.62485	
			7. Loan Number:	
			8. Mortgage Ins. Case No.:	
C. NOTE: This form is fur	nished to give you a statement of actual settlement cost	s. Amor	unts paid to and by the settlement agent are shown. Item	is marked
(poc) were paid	outside the closing. They are shown here for informati	onal pu	rposes and are not included in the totals.	
D. Borrower:	Nadal Capital, LLC 1831 Ashboro Court Apt 8			
D. Bollowel.	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 3190 Land Lot 98 - Coweta Reserve, Lot 15, Blood Georgia	)6 :k J, C	arver Heights, Book 6, Page 125-126, Muscoge	e County,
H. Settlement Agent:	MARTIN SNOW, LLP			
Place of Settlement:	240 Third Street, Macon, Georgia 31201 B	ibb Co	bunty	
	of Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount D			Gross Amount Due To Seller:	20,000,00
101. Contract Sales Pri		_	Contract Sales Price Personal Property	20,000.00
102. Personal Property	es to Borrower (line 1400) 1,757.00	402.	reisonal Property	
Assignment Fee \$	4140 to Red Top Real Estate, ysaun Knox to Red Top Resl 4,500.00	404.		
105. Assignment Fee to	o Anthony Antonelli 500.00			1-4
Adjustments for I	tems Paid by Seller in Advance:		djustments for Items Paid by Seller in Adva	nce:
106. City / Town Taxes 107. County / Parish T			City / Town Taxes 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 h	y or in Behalf of Borrower:	500.	Reductions in Amount Due to Seller:	
201. Deposit / Earnest		501.	Excess Deposit (see instructions)	
202. Principal Amount			Settlement Charges to Seller (Line 1400)	25.00
203. Existing Loan(s)			Existing Loan(s) Payoff of First Mortgage	
204.			Payoff of Second Mortgage	
205. 206.		_	Purchase Money Mortgage	
207.			Release Fee to Southern States Bank	9,375.00
	tems Unpaid by Seller:		djustments for Items Unpaid by Seller:	
210. City / Town Taxe	S	510.	City / Town Taxes	
2022	axes Jan 1, 2022 thru Aug 1, 220.40	511. 512.	County / Parish Taxes Jan 1, 2022 thru Aug 1, 2022 Assessments	220.40
212. Assessments 220. Total Paid by /	for Borrower: 26,757.00	520.	Total Reductions in Amount Due Seller:	9,620.40
and. I did I ald by /-	20,07100			
	ent from / to Borrower:		Cash at Settlement to / from Seller:	20,000,00
	e from Borrower (line 120) 26,757.00		Gross Amount due to Seller (line 420)	20,000.00 9,620.40
	d by/for Borrower (line 220) 26,757.00		Less Reductions Amount due Seller (line 520)	\$10,379.60
303. Cash To Bor	rower: 50.00	DUD.	Cash To Seller:	DI090/7.00

\$0.00 603. Cash To Seller:

303. Cash To Borrower:

# MARTIN SNOW, LLP

	CONV. LININ
FHA	2. FMHA 3. X CONV. UNIN
VA	5. CONV. INS.
File Number	
30439.6	62504
Loan Numbe	er:

		240 Third Street  Macon, Georgia 31201  478-749-1700 fax: 478-743-4204			4. VA 5. CONV. INS. 6. File Number: G0439,62504 7. Loan Number: 8. Mortgage Ins. Case No.:	
C. NOTE	: This form is furni	shed to give you a statement of actual sett ttside the closing. They are shown here fo	lement costs.	Amoun	ts paid to and by the settlement agent are shown. Items marke	a
	(poc) were paid or	Nadal Capital, LLC	or injormation	пи ригр	oots and are very	
D. Borr	ower:	270 Cobb Parkway South, Suite 14 Marietta, Georgia 30060	40-240			
E. Selle	er:	Kenneth Thompson 606 Howard Roberts Rd Gray, Georgia 31032				
F. Lend	ler:	Clover Property Holdings, LLC 8920 Eves Road, Suite 767871 Roswell, Georgia 30076				
G. Prop		72 Davis Street Macon, Bibb County, Georgia 31: MRW District, Lot 50, Payne Hill	204 l, Book 39,	Page 6	s, Bibb County, Georgia	
	lement Agent:	MARTIN SNOW, LLP 240 Third Street, Macon, Georgia	31201 Bi	ibb Coi	unty	
	ce of Settlement:	July 14, 2022	. 51201 2.			
J.	ement Date:  Summary o	f Borrower's Transaction		к.	Summary of Seller's Transaction	
				400 (	Gross Amount Due To Seller:	
100. G	ross Amount Di	ie From Borrower:	12,500.00	400. 0	Contract Sales Price	12,500.00
	Contract Sales Pric	ce	12,300.00		Personal Property	
102.	Personal Property	s to Borrower (line 1400)	1,108.00	403.		
103.	Assignment Fee to	Has Holdings, LLC	1,000.00	404.		
105	Assignment Fee to	Our Children's Future, LLC	1,000.00	405.	Doid by Saller in Advance:	
Ad	liustments for It	ems Paid by Seller in Advance:		A	djustments for Items Paid by Seller in Advance: City / Town Taxes	
106.	City / Town Taxes			406.	County / Parish Taxes	
107.	County / Parish Ta	axes			Assessments	
108.	Assessments	L. Calid Wests Jul 15, 2022			Macon-Bibb County Solid Waste Jul 15, 2022	50.87
109.	Macon-Bibb Cour	nty Solid Waste Jul 15, 2022	50.87	409.	thru Sep 30, 2022	12,550.87
	Cross Amount	Due from Borrower:	15,658.87	420.	Gross Amount Due to Seller:	12,550.67
					The state of the sellers	
200.	Amounts Paid b	y or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:  Excess Deposit (see instructions)	
201.	Deposit / Earnest	Money	15,482.90	501.	C 11 - (I in a 1400)	25.00
	Principal Amount	of New Loan	15,482.90	503.	Existing Loan(s)	10.535.54
203.	Existing Loan(s)			504.	Payoff of First Mortgage to Truist	12,535.54
204.				505.	Payoff of Second Mortgage	
205. 206.				506.	Purchase Money Mortgage	
				507.	Macon-Bibb County Solid Waste Back Taxes to Macon-Bibb County Tax Commissioner	1,838.76
207.				-	Macon-Bibb County Solid Waste 3rd Quarter to	60.00
200				508.	Macon-Bibb County Tax Commissioner	00.00
208.		TI . 13 L. C.II		Δ	Adjustments for Items Unpaid by Seller:	
A	djustments for l	tems Unpaid by Seller:		510.	City / Town Taxes	A Contractor
210.		axes Jan 1, 2022 thru Jul 14,	175.97	1 mountes	County / Parish Taxes Jan 1, 2022 thru Jul 14, 2022	175.97
212.	Assessments		A STATE OF THE PARTY OF THE PAR	512.	Assessments	
213.				513.	Total Reductions in Amount Due Seller:	14,635.27
220.	Total Paid by /	for Borrower:	15,658.87	520.	Total Reductions in Amount Due Sensit	
				600	Cash at Settlement to / from Seller:	
300.	Cash at Settlem	ent from / to Borrower:	15,658.87		Gross Amount due to Seller (line 420)	12,550.87
301.	Gross Amount du	ue from Borrower (line 120)	15,050.07		Less Reductions Amount due Seller (line 520)	14,635.27

MARTIN SNOW LIP

301. Gross Amount due from Borrower (line 120)

302. Less Amount Paid by/for Borrower (line 220)

В.	TYPE OF LOAN	
1. FI	HA 2. FMHA 3. X CONV. UNINS.	
4. V	A 5. CONV. INS.	
6. File Numi	ber:	
G0439	9.62191	
7. Loan Nur	mber:	
8. Mortgage	e Ins. Case No.:	

55,000.00

1,447.91

	240 Third Street Macon, Georgia 31201 478-749-1700 fax: 478-743-4204		4. VA 5. CONV. INS.  6. File Number: G0439.62191 7. Loan Number:	
			8. Mortgage Ins. Case No.:	
C NOTE THE C				
	ished to give you a statement of actual settlement cos outside the closing. They are shown here for informa		ounts paid to and by the settlement agent are shown. Items marked ourposes and are not included in the totals.	1
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: Place of Settlement:	MARTIN SNOW, LLP	o:bb C	Country	
I. Settlement Date:	240 Third Street, Macon, Georgia 31201 E July 6, 2022	5100 C	ounty	
	Borrower's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount Du			Gross Amount Due To Seller:	7 000 00
101. Contract Sales Price	e 55,000.00	_		5,000.00
<ul><li>102. Personal Property</li><li>103. Settlement Charges</li></ul>	to Borrower (line 1400) 3,989.30	402.	Personal Property	
	ems Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes	and I are by Somer in Pactures.		City / Town Taxes	-
107. County / Parish Tax	ces		County / Parish Taxes	
108. Assessments		-	Assessments	
109.		409.		
120. Gross Amount D	ue from Borrower: 58,989.30	420.	Gross Amount Due to Seller: 55	5,000.00
200. Amounts Paid by	or in Behalf of Borrower:	500.	Reductions in Amount Due to Seller:	
201. Deposit / Earnest M	loney	501.	Excess Deposit (see instructions)	
202. Principal Amount o	f New Loan 57,750.00	502.	Settlement Charges to Seller (Line 1400)	150.00
203. Existing Loan(s)			Existing Loan(s)	
204.			Payoff of First Mortgage	
205.			Payoff of Second Mortgage	
206.		506.	Purchase Money Mortgage	
207.		507.	Macon-Bibb County Taxes to Macon-Bibb County Tax Commissioner	749.25
208.		508.	Macon-Bibb County Solid Waste to Macon- Bibb County Tax Commissioner	210.37
	ms Unpaid by Seller:	A	djustments for Items Unpaid by Seller:	
210. City / Town Taxes		510.	City / Town Taxes	
211. Macon-Bibb County thru Jul 6, 2022	// Parish Taxes Jan 1, 2022 334.38	511.	Macon-Bibb County / Parish Taxes Jan 1, 2022 thru Jul 6, 2022	334.38
212. Assessments		512.	Assessments	
	Solid Waste Jul 1, 2022 thru 3.91	513.	Macon-Bibb County Solid Waste Jul 1, 2022 thru	3.91
Jul 6, 2022			Jul 6, 2022	
220. Total Paid by / for	r Borrower: 58,088.29	520.	Total Reductions in Amount Due Seller: 1,	,447.91
000. Cash at Settlement	from / to Borrower:	600.	Cash at Settlement to / from Seller:	-74.2

58,989.30 601. Gross Amount due to Seller (line 420)

602. Less Reductions Amount due Seller (line 520)

58,088.29

# MARTIN SNOW, LLP

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

ı. FHA	2. FMHA 3. CONV. UNINS.
4. VA	5. CONV. INS.
6. File Number: G0439.6	
7. Loan Numbe	r:

	8. Mortgage Ins. Case No.:			
C. A. J. Albumont cont	Amounts paid to and by the settlement agent are shown. Items marked			
C. NOTE: This form is furnished to give you a statement of actual settlement cost. (poc) were paid outside the closing. They are shown here for informati	onal purposes and are not included in the totals.			
(poc) were paid outside the closing. They are shown here for information (poc) were paid outside the closing. They are shown here for information (poc) were paid outside the closing. They are shown here for information (poc) were paid outside the closing.	onal pulposes and all of the meaning			
Arcadia, Florida 34266				
Nadal Capital, LLC				
E. Seller: 270 Cobb Parkway South Suite 140-240				
Marietta, Georgia 30060				
F. Lender:				
576 Pansy Ave				
G. Property: Macon, Bibb County, Georgia 31204	and a Control County Coordin			
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 B	ibb County			
I. Settlement Date: June 23, 2022				
1. Sottlement Date.				
J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction			
J. Summary of East of Transfer				
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			
Macon-Ribb County Solid Waste Jun 24, 2022	Macon-Bibb County Solid Waste Jun 24, 2022 4.62			
109. thru Jun 30, 2022	thru Jun 30, 2022			
120. Gross Amount Due from Buyer: 33,131.62	420. Gross Amount Due to Seller: 32,004.62			
120. G1055 / MINUAN 2 40 1005				
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			
Macon-Bibb County / Parish Taxes Jan 1, 2022	Macon-Bibb County / Parish Taxes Jan 1, 2022 170.59			
211. thru Jun 23, 2022	thru Juli 23, 2022			
212. Assessments	512. Assessments  520. Total Reductions in Amount Due Seller: 12,214.15			
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			
302. Dess Amount Land 0 , 100 2 - , 0 (				
303. Cash From Buyer: \$32,661.03	603. Cash To Seller: \$19,790.47			
303. Cash From Buyer: \$32,661.03				

Buyer Initials:

Seller Initials:

Chandrani Deebrah

Guillermo William Nadal

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

240 Third Street Macon, Georgia 31201

303. Cash From Borrower:

B.	TYPE OF LOAN	
1. FF	HA 2. FMHA 3. X CONV. UNINS.	
4. V	A 5. CONV. INS.	
6. File Num G0439	ber: 9.62168	
7. Loan Nur	nber:	
8. Mortgage	e Ins. Case No.:	

Place of Settlement   240 Third Street, Macon, Georgia 31201   Bibb County		478-749-1700 fax: 478-743-4204			G0439.62168				
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:  270 Cobb Parkway South Suite 140-240 Marietta, Georgia 3006  E. Seller:  Alampagedo, New Mexico 88310  ST. Lender:  27 Doyle Street SE. 2nd Floory John Corners St. 2nd Floory John Corners St. 2nd Floory John County, Georgia 31 204 Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County County, Georgia 31 204 Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County Place of Settlement: 240 Third Street, Macon, Georgia 31 201  B. Settlement Agen: Place of Settlement: 240 Third Street, Macon, Georgia 31 201  B. Settlement Property John Cornact Sales Price  101. Cornact Sales Price  102. Personal Property 103. Settlement Fee to Joshua Gallemore Adjustments for Items Paid by Seller in Advance: Adjustments for Items Unpaid by Seller: Adjustments for Items Macon-Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022 thru Jun Agon Bibb Solid Waste Jun 16, 2022					7. Loan Number:				
C. NOTE: This form is formits for logs 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.  Nadal Capital, LLC  D. Borrower:  270 Cobb Parkway South Suite 140-240 Marierts, Georgia 3006  E. Seller:  Alampagarda, New Mexico 88310  ST. Lender:  27 Doyle Street SE. 29d Flow Macon, Bibb County, Georgia 31 204 Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 51 204) Land Lot 36					9 Martanua Ina Casa No				
Description   NadaCapital, LLC   Application   NadaCapital, LLC   NadaCapit					8, Mortgage ins. Case No.				
Description   NadaCapital, LLC   Application   NadaCapital, LLC   NadaCapit	C NOTE: This form is furn	ished to give you a statement of actual:	settlement costs	s. Amou	nts paid to and by the settlement agent are shown. Items	marked			
Nadal Capital, LLC	(poc) were paid o	utside the closing. They are shown her	e for information	onal pu	poses and are not included in the totals.				
E. Seller:		Nadal Capital, LLC							
E. Seller:	D. Borrower:		140-240						
E. Seller:   Alamogardo. Now Mesico 88310   St. Lending. LLC   27 Doyls Street St. 2 and Floo Hatland. Georgia 30317   GPT Doyls Street St. 2 and Floo Hatland. Georgia 31204   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County. Georgia   Lot 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,									
Settlement Agent									
Si. Lending   LC   27 Doyle Street SE. 2nd Floor   10	E. Seller:		10						
F. Lender:									
According 303.17   66# 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 31204   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County (Georgia 31201   Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 5, Block 2, Charles 2, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb County   Land Lot 5, Block 2, Charles 2, Charles 3, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Lot 5, Block 2, The Subdivision of Roosevelt He	E Landon								
Gor 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	r. Lender.								
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 240 Third Street, Macon, Georgia 31201 Bibb County		Macon Ribb County Georgia	31204						
County, Georgia   County   County   County   County   Place of Settlement   Agent: MacTin NSNOW, LLP   Place of Settlement:   240 Third Street, Macon, Georgia 31201   Bibb County	G. Property:	Land Lot 36, MRW District, Lo	Land Lot 36, MRW District, Lot 5, Block 2, The Subdivision of Roosevelt Heights, Book 72, Page 480, Bibb						
H. Settlement Agent:   MARTIN SNOW, LLP   240 Third Street, Macon, Georgia 31201   Bibb County   240 Third Street, Macon, Georgia 31201   Bibb County   340									
Settlement Date:   June 15, 2022	H. Settlement Agent:	MARTIN SNOW, LLP							
No.   Summary of Borrower's Transaction   K.   Summary of Seller's Transaction	Place of Settlement:		gia 31201 B	ibb Co	unty				
100. Gross Amount Due From Borrower:   400. Gross Amount Due To Seller:   9,000.00	I. Settlement Date:	June 15, 2022							
100. Gross Amount Due From Borrower:   400. Gross Amount Due To Seller:   9,000.00				17	Cummon of Saller's Transaction				
101. Contract Sales Price	J. Summary of	f Borrower's Transaction		K.	Summary of Sener's Transaction				
101. Contract Sales Price		F D		400 (	Gross Amount Due To Seller:				
101.   Personal Property   2.423.36   402.   Personal Property   103.   Settlement Charges to Borrower (line 1400)   2.423.36   403.   404.   404.   404.   405.   405.   406.   407.   406.   407.			9 000 00			9,000.00			
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   408. Assessments     109. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9,89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9,89   30, 2022   20. 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:   1,000.00   501. Excess Deposit (see instructions)     201. Deposit / Earnest Money   1,000.00   502. Settlement Charges to Seller (Line 1400)   200.00     202. Principal Amount of New Loan   12,360.00   503. Existing Loan(s)   504. Payoff of First Mortgage     204.		:e	7,000.00						
Adjustments for Items Paid by Seller in Advance:   Adjustments for Items Paid by Seller in Advance:   Adjustments for Items Paid by Seller in Advance:   406. City / Town Taxes   407. County / Parish Taxes   407. County / Parish Taxes   408. Assessments   408. Assessments   408. Assessments   408. Assessments   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   9.89   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 18, 2022   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 18, 2022   409. Macon-Bibb Solid Waste Jun 16, 2022 thru Jun 16, 2022   409. Macon-Bibb Solid Waste Jun 16, 2022   409. Macon-Bibb Solid Wa	102. Personal Property	s to Borrower (line 1400)	2,423.36						
Adjustments for Items Paid by Seller in Advance:   Adjustments for Items Paid by Seller in Advance:   406. City / Town Taxes   407. County / Parish Taxes   407. County / Parish Taxes   408. Assessments	104. Assignment Fee to	Joshua Gallemore	3,000.00	404.					
106. City / Town Taxes	Adjustments for It	ems Paid by Seller in Advance:		A	djustments for Items Paid by Seller in Advan-	ce:			
108. Assessments	106. City / Town Taxes								
109.   Macon-Bibb Solid Waste Jun 16, 2022 thru Jun   30, 2022   120.   Gross Amount Due from Borrower:   14,433.25   420.   Gross Amount Due to Seller:   9,009.89		ixes							
109   30, 2022   30,	108. Assessments	77/ 1 16 2022 thm. Iun			Macon-Ribb Solid Waste Jun 16, 2022 thru Jun	0.80			
14,433.25   420. Gross Amount Due to Seller:   9,009.89		Waste Jun 16, 2022 thru Juli	9.89	409.					
200. Amounts Paid by or in Behalf of Borrower:   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.	30, 2022	Due from Borrower:	14,433.25	420.		9,009.89			
201. Deposit / Earnest Money   1,000.00   501. Excess Deposit (see instructions)	120. Gross Amount I	oue from Borrowers							
201. Deposit / Earnest Money	200. Amounts Paid by	or in Behalf of Borrower:		500.	Reductions in Amount Due to Seller:				
202. Principal Amount of New Loan   12,360.00   502. Settlement Charges to Seller (Line 1400)   203. Existing Loan(s)   503. Existing Loan(s)   504. Payoff of First Mortgage   505. Payoff of Second Mortgage   506. Purchase Money Mortgage   506. Purchase Money Mortgage   506. Purchase Money Mortgage   507. Payoff of Second Mortgage   508. Purchase Money Mortgage   509.	201. Deposit / Earnest !	Money		501.	Excess Deposit (see instructions)	200.00			
203. Existing Loan(s)   503. Existing Loan(s)   504. Payoff of First Mortgage   505. Payoff of Second Mortgage   506. Purchase Money Mortgage   507. Payoff of Second Mortgage   508. Purchase Money Mortgage   509. Pu	202. Principal Amount	of New Loan	12,360.00	502.	Settlement Charges to Seller (Line 1400)	200.00			
205. 206.  Adjustments for Items Unpaid by Seller:  Adjustments for Items Unpaid by Seller:  210. City / Town Taxes  Macon- Bibb County / Parish Taxes Jan 1, 2022  211. thru Jun 15, 2022  212. Assessments  213.  220. Total Paid by / for Borrower:  300. Cash at Settlement from / to Borrower:  301. Gross Amount due from Borrower (line 120)  302. Less Amount Paid by/for Borrower (line 220)  505. Payoff of Second Mortgage  Adjustments for Items Unpaid by Seller:  Adjustments for Items Un	203. Existing Loan(s)			503.	Existing Loan(s)				
206.  Adjustments for Items Unpaid by Seller:  210. City / Town Taxes  211. Macon- Bibb County / Parish Taxes Jan 1, 2022 thru Jun 15, 2022  212. Assessments  213.  210. Total Paid by / for Borrower:  211. Total Paid by / for Borrower:  212. Assessments  213.  214. Total Paid by / for Borrower:  305. Cash at Settlement from / to Borrower:  306. Purchase Money Mortgage  Adjustments for Items Unpaid by Seller:  316. City / Town Taxes  317. Macon- Bibb County / Parish Taxes Jan 1, 2022  318. Thru Jun 15, 2022  319. Assessments  310. Total Paid by / for Borrower:  310. Cash at Settlement from / to Borrower:  310. Cash at Settlement to / from Seller:				505	Payoff of Second Mortgage				
Adjustments for Items Unpaid by Seller:  210. City / Town Taxes  211. Macon- Bibb County / Parish Taxes Jan 1, 2022     thru Jun 15, 2022  212. Assessments  213.  220. Total Paid by / for Borrower:  300. Cash at Settlement from / to Borrower:  301. Gross Amount due from Borrower (line 120)  302. Less Amount Paid by/for Borrower (line 220)  Adjustments for Items Unpaid by Seller:  510. City / Town Taxes  Macon- Bibb County / Parish Taxes Jan 1, 2022  135.15  511. Macon- Bibb County / Parish Taxes Jan 1, 2022  135.15  512. Assessments  513.  704. Total Reductions in Amount Due Seller:  335.15									
210. City / Town Taxes   510. City / Town Taxes   211.   Macon- Bibb County / Parish Taxes Jan 1, 2022   135.15	206.	ame Unnoid by Collers		A	diustments for Items Unpaid by Seller:				
Macon-Bibb County / Parish Taxes Jan 1, 2022   135.15   Macon-Bibb County / Parish Taxes Jan 1, 2022   135.15	Adjustments for It	ems Unpaid by Seller.		510.	City / Town Taxes				
211. thru Jun 15, 2022       133.13       511. thru Jun 15, 2022         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	Macon Ribb Cour	nty / Parish Taxes Jan 1, 2022	125.15		Macon- Bibb County / Parish Taxes Jan 1, 2022	135.15			
212. Assessments  213.  220. Total Paid by / for Borrower:  13,495.15 520. Total Reductions in Amount Due Seller:  300. Cash at Settlement from / to Borrower:  301. Gross Amount due from Borrower (line 120)  302. Less Amount Paid by/for Borrower (line 220)  303. Less Amount Paid by/for Borrower (line 220)  304. Cash at Settlement to / from Seller:  305. Gross Amount due to Seller (line 420)  306. Cash at Settlement to / from Seller:  307. Gross Amount due from Borrower (line 120)  308. Less Amount Paid by/for Borrower (line 220)  309. Cash at Settlement to / from Seller:  309. Gross Amount due Seller (line 420)  309. Gross Amount due Seller (line 520)		nty / I tarion Taxtoo can 1,	135.15	311.	thru Jun 15, 2022				
213.  220. Total Paid by / for Borrower:  13,495.15 520. Total Reductions in Amount Due Seller:  300. Cash at Settlement from / to Borrower:  301. Gross Amount due from Borrower (line 120) 302. Less Amount Paid by/for Borrower (line 220)  513.  520. Total Reductions in Amount Due Seller:  600. Cash at Settlement to / from Seller:  601. Gross Amount due to Seller (line 420)  9.009.89  13,495.15 602. Less Reductions Amount due Seller (line 520)  335.15				_	Assessments				
220. Total Paid by / for Borrower:  300. Cash at Settlement from / to Borrower:  301. Gross Amount due from Borrower (line 120)  302. Less Amount Paid by/for Borrower (line 220)  303. Less Amount Paid by/for Borrower (line 220)  304. Total Reductions in Amount 200  600. Cash at Settlement to / from Seller:  600. Cash at Settlement to / from Seller:  601. Gross Amount due to Seller (line 420)  9,009.89  302. Less Amount Paid by/for Borrower (line 220)  335.15				_	The state of the same Day Sollars	335.15			
301. Gross Amount due from Borrower (line 120)  14,433.25 601. Gross Amount due to Seller (line 420)  302. Less Amount Paid by/for Borrower (line 220)  13,495.15 602. Less Reductions Amount due Seller (line 520)  335.15		for Borrower:	13,495.15	520.	Total Reductions in Amount Due Seiler:	555.15			
301. Gross Amount due from Borrower (line 120)  14,433.25 601. Gross Amount due to Seller (line 420)  302. Less Amount Paid by/for Borrower (line 220)  13,495.15 602. Less Reductions Amount due Seller (line 520)  335.15				600	Coch at Sattlement to / from Seller:				
302. Less Amount Paid by/for Borrower (line 220)  13,495.15 602. Less Reductions Amount due Seller (line 520)  335.15	300. Cash at Settleme	ent from / to Borrower:	14 422 25	601	Gross Amount due to Seller (line 420)	9,009.89			
502. Dess Amount and opinion services	301. Gross Amount due	trom Borrower (line 120)	The second secon	602	Less Reductions Amount due Seller (line 520)	335.15			
303 Coch From Borrower: \$938.10 603. Cash To Seller: \$8,674.74	302. Less Amount Paid	by/for Borrower (fine 220)	13,773.13	302.		The state of the s			
	202 Coch From E	orrower.	\$938.10	603.	Cash To Seller:	\$8,674.74			

# MARTIN SNOW, LLP

1. FHA	2. FMHA 3. X CONV. UNINS.
4. VA	5. CONV. INS.
6. File Number:	
G0439.62	2168
7. Loan Number	

240 Third Street					4. VA 5. CONV. INS.	
		Macon, Georgia 31201			6. File Number:	
		478-749-1700 fax: 478-743-4204			G0439.62168	
					7. Loan Number:	
					8. Mortgage Ins. Case No.:	
CNO	TE. This form is form	shed to give you a statement of actual	settlement costs	. Amou	nts paid to and by the settlement agent are shown. Items m	arked
C. NO	(poc) were paid or	utside the closing. They are shown her	re for information	onal pu	rposes and are not included in the totals.	
		Nadal Capital, LLC				
		270 Cobb Parkway South Suite	140-240			
		Marietta, Georgia 30060				
		Avery McClendis				
E. Se	ller:	1105 San Cristo Alamogordo, New Mexico 883	10			
-		SL Lending, LLC	10			
т.	. 1	27 Doyle Street SE, 2nd Floor				
F. Le	nder:	Atlanta, Georgia 30317				
		664 Sapp Street				
		OU . TOPP				
H. Se	ttlement Agent:	MARTIN SNOW, LLP				
Pl	ace of Settlement:	240 Third Street, Macon, Georg	gia 31201 B	ibb Co	bunty	
I. Set	tlement Date:	June 15, 2022				
		D Transaction		K.	Summary of Seller's Transaction	
J.	Summary of	Borrower's Transaction		IX.	Samma, or a series	
100	Cross Amount Du	e From Borrower:		400.	Gross Amount Due To Seller:	2 222 22
	Contract Sales Pric		9,000.00	401.		9,000.00
102.	Personal Property				Personal Property	
103.	Settlement Charges	s to Borrower (line 1400)	2,423.36	403.		
104.	Assignment Fee to	Joshua Gallemore	3,000.00	404.	djustments for Items Paid by Seller in Advance	e:
A	djustments for Ite	ems Paid by Seller in Advance:		406	City / Town Taxes	
106.	City / Town Taxes			407.	County / Parish Taxes	
	County / Parish Tax Assessments	kes			Assessments	
108.	Macon Ribb Solid	Waste Jun 16, 2022 thru Jun	0.90	409.	Macon-Bibb Solid Waste Jun 16, 2022 thru Jun	9.89
109.	30, 2022	11 4010 1 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1	9.89		30, 2022	9,009.89
120.	Gross Amount D	ue from Borrower:	14,433.25	420.	Gross Amount Due to Seller:	9,009.09
				700	Reductions in Amount Due to Seller:	
200.	<b>Amounts Paid by</b>	or in Behalf of Borrower:	1,000.00	501.		
201.	Deposit / Earnest N	Money	12,360.00	502.	G 11 (T:- 1400)	200.00
202.	Principal Amount of Existing Loan(s)	of New Loan	12,500.00		Existing Loan(s)	
203. 204.	Existing Loan(s)			504.	Payoff of First Mortgage	
205.					Payoff of Second Mortgage	
206.				506.	Purchase Money Mortgage	
A	djustments for It	ems Unpaid by Seller:			Adjustments for Items Unpaid by Seller:	
210.	City / Town Taxes			510.	City / Town Taxes  Macon- Bibb County / Parish Taxes Jan 1, 2022	135.15
211.		nty / Parish Taxes Jan 1, 2022	135.15	511.	thru Jun 15, 2022	155.15
	thru Jun 15, 2022			512.	Assessments	
212.	Assessments			513.		225 15
213. <b>220.</b>	Total Paid by / f	or Borrower:	13,495.15	520.	Total Reductions in Amount Due Seller:	335.15
					C. J. C. M	
300.	Cash at Settleme	nt from / to Borrower:	4		Cash at Settlement to / from Seller: Gross Amount due to Seller (line 420)	9,009.89
301.	Gross Amount due	from Borrower (line 120)	14,433.25 13,495.15	601.	Less Reductions Amount due Seller (line 520)	335.15
202	I acc Amount Paid	by/for Borrower (line 220)	13,473.13	002.	Trong Virginia - Indiana -	

# MARTIN SNOW, LLP

240 Third Street Macon, Georgia 31201

В.	TYPE OF LOAN
. FH	A 2. FMHA 3. CONV. UNINS.
. VA	5. CONV. INS.
G0439	
Loan Numl	ber:

	478-749-1700 fax: 478-743-4204		6. File Number: G0439.61938 7. Loan Number:	
			8. Mortgage Ins. Case No.:	
C. NOTE: This form is fur	rnished to give you a statement of actual settlement costs	. Amour	nts paid to and by the settlement agent are shown. Items ma poses and are not included in the totals.	irked
(poc) were paid	outside the closing. They are snown here for information	nal pur	poses and are not included in the totals.	
D. Buyer:	Warner Robins, Georgia 31093 Warner	ickie B er Robi	ilvd ins, Georgia 31093	
E. Seller:	Michael Wallace 3780 Northside Dr Suite 140 #96 Macon, Georgia 31212			
F. Lender:				
G. Property:	3058 Alfred Drive Macon, Bibb County, Georgia 31206 Land Lot 84, 4th District, Lot 8, Gillis, Book	c 35, P	age 124, Bibb County, Georgia	
H. Settlement Agent:	MARTIN SNOW, LLP t: 240 Third Street, Macon, Georgia 31201 B	ibh Co	ainty	
Place of Settlemen	May 4, 2022	100 00	Mily	
I. Settlement Date:  J. Summary	of Buyer's Transaction	K.	Summary of Seller's Transaction	
100. Gross Amount	Due From Buyer:	400.	Gross Amount Due To Seller:	35,000.00
101. Contract Sales P	Price 35,000.00		Contract Sales Price	22,000.00
102 Personal Proper	tv		Personal Property	
103. Settlement Char	ges to Buyer (line 1400) 1,020.00	403.	djustments for Items Paid by Seller in Advance	:
Adjustments for	Items Paid by Seller in Advance:	406	City / Town Taxes	
106. City / Town Tax	ces	407.	County / Parish Taxes	
107. County / Parish	Taxes		Assessments	
108. Assessments  109. Macon-Bibb Ga 30, 2022	rbage Bill May 5, 2022 thru Jun 37.58	409.	Macon-Bibb Garbage Bill May 5, 2022 thru Jun 30, 2022	37.58 <b>35,037.58</b>
120. Gross Amoun	t Due from Buyer: 36,057.58	420.	Gross Amount Due to Seller:	35,037.30
120. 0103371110411			4 Dura to Collows	
200. Amounts Paid	by or in Behalf of Buyer:		Reductions in Amount Due to Seller:	
201. Deposit / Earnes	st Money 3,000.00	501.	Excess Deposit (see instructions) Settlement Charges to Seller (Line 1400)	110.00
202. Principal Amou	nt of New Loan		Existing Loan(s)	
203. Existing Loan(s		504	Payoff of First Mortgage to Kin C. Shackelford	7,013.50
204.		505.	Payoff of Second Mortgage	
205.		506.	Purchase Money Mortgage	123.00
206. 207.		507.	Garbage Bills to Macon-Bibb Tax Commissioner	3,000.00
208.		508.	Referral Fee to Nadal Capital, LLC	3,000.00
Adjustments for	Items Unpaid by Seller:	A	Adjustments for Items Unpaid by Seller:	
210 City / Town Ta	xes	510.	City / Town Taxes County / Parish Taxes Jan 1, 2022 thru Apr 29,	119.84
211. County / Parish 2022	Taxes Jan 1, 2022 thru Apr 29, 119.84	511.	2022	117.04
212. Assessments	2 110 04	-	Dana Collors	10,366.34
220. Total Paid by	/ for Buyer: 3,119.84	320.	A VIIIA ALUGUATION	
	A Comment of the Developer	600	Cash at Settlement to / from Seller:	
300. Cash at Settle	ment from / to Buyer: due from Buyer (line 120) 36,057.58		Gross Amount due to Seller (line 420)	35,037.58
301. Gross Amount P	raid by/for Buyer (line 220) 35,057186		= t t due Caller (line 57())	10,366.34
302. Less Amount P	000 005 54	603	. Cash To Seller:	\$24,671.24