Bridgforth, Buntin & Emerson, pllc

Attorneys at Law

5293 GETWELL ROAD

Southaven, Mississippi 38672

Telephone: (662) 393-4450

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|  |  |  |
| --- | --- | --- |
| Dudley B. Bridgforth, Jr. \*  Taylor D. Buntin, III  Barry W. Bridgforth, Jr. \*  Adam B. Emerson \*  \* also Licensed in Tennessee |  | Writer's Direct Dial:  (662) 996-2975  Writer's Email Address:  ashley@bbelawyers.com |

Date: August 14, 2025

Lender: {Lender}

Re: {PROPSTRE} // {SLRLAST} to {BYRLAST}

Attached please find the following:

X **Preliminary CD**

X **Title Commitment**

X **24 Month Chain of Title**

X **CPL**

X **Tax Certificate (with DeSoto County Current Property Tax)**

X **Title License ID: 1074991**

Wire instructions will be sent by separate and secure link. For the safety and security of our clients, please DO NOT SHARE our wire instructions!

Sincerely,

***Collin Hawkins***

[collin@bbelawyers.com](mailto:collin@bbelawyers.com)

For CDs and loan packages, email: [ashley@bbelawyers.com](mailto:ashley@bbelawyers.com);

**ATTN LENDER: If we are paying additional debts at closing, such as credit cards, IRS, or auto loans and the like, we will need written statements that include account number and complete mailing address. A physical overnight billing address and phone number are required for any payment amount above $100. Additional closing costs of $60 for each payment/payoff will apply and will not be charged as builder paid closing costs.**

**Please pay particular attention to all of Section 22 of the contract addressing specific closing costs paid and not paid.**

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**TWENTY-FOUR MONTH CHAIN OF TITLE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **GRANTOR:** | **GRANTEE:** | **INSTRUMENT** | **DATED:** | **RECORDING:** |
| **ANGELA K. STAGOSKI** | **DAVID COLLIER THOMPSON** | **WARRANTY DEED** | **07/25/2008** | **590-4** |

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**TAX INFORMATION**

**Parcel Number:**  {PARCEL}

**2024 TAXES (w/ $300 Homestead Credit):**

TOTAL: {TAXAMT} PAID: {TAXDAT}

**2025 ESTIMATED TAXES (w/ $300 Homestead Credit):**

TOTAL: {TAX\_2025\_EST} DUE: 01/01/2026