

**Pierremont Abstract & Title, L.L.C.**  
**7600 Fern Avenue**  
**Building 200**  
**Shreveport, Louisiana 71105**

**File No./Escrow No.:** 20-16301  
**Print Date & Time:** January 22, 2021 at 3:41 PM  
**Officer/Escrow Officer:** Jeffrey S. Norris  
**Settlement Location:** Pierremont Abstract & Title, L.L.C. 318-798-6075  
 7600 Fern Avenue, Building 200, Shreveport, Louisiana 71105  
**Property Address:** 9722 Smitherman Dr., Shreveport, LA 71115  
 Lot 107, Town South Estates, Third Filing, Caddo Parish, LA  
**Borrower:** Anna Chase Shepard  
**Seller:** Benjamin Joseph Tidmore and Jessica Lemoine Tidmore  
**Lender:** Goldwater Bank, N. A.  
**Settlement Date:** January 25, 2021  
**Disbursement Date:** January 25, 2021

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Financial</b>				
	189,900.00	Sale Price of Property	189,900.00	
		Loan Amount		194,267.00
6,300.00		Seller Credit		6,300.00
		Lender Credit		700.00
<b>Prorations/Adjustments</b>				
24.44		City/Town Taxes from 01/01/21 to 01/25/21		24.44
55.54		County Taxes from 01/01/21 to 01/25/21		55.54
7.23		Assessments from 01/01/21 to 01/25/21		7.23
		2021 HOA Dues	110.00	
		Town South Estates Homes Association		
22,261.87		Seller Proceeds		
		Benjamin Joseph Tidmore		
22,261.87		Seller Proceeds		
		Jessica Lemoine Tidmore		
<b>Loan Charges to Goldwater Bank, NA</b>				
		Credit Report	34.10	
		Flood Certification Fee	13.00	
		VA Funding Fee	4,367.70	
		Prepaid Interest	97.79	
		13.97 per day from 01/25/21 to 02/01/21		
<b>Other Loan Charges</b>				
		% of Loan Amount (Points)	318.60	
		Doc Prep Fee	300.00	
		Underwriting Fee	895.00	
		Appraisal Fee	500.00	
		Thomas E. Brown III, SRA		
		Final Inspection	150.00	
		Thomas E. Brown III, SRA		
		Pest Inspection	95.00	
		Killer for Hire		
<b>Impounds</b>				
		Homeowner's Insurance	439.68	
		146.56 per month for 3 mo.		
		Property Taxes	667.68	
		166.92 per month for 4 mo.		
		Aggregate Adjustment	-166.92	
<b>Title Charges</b>				
		Title - Lender's title insurance	393.15	
		WFG National Title Insurance Company (		
		Title - Owner's title insurance (optional)	1,045.22	
		WFG National Title Insurance Company (		
		Title - Insured Closing Letter Fee	25.00	
		WFG National Title Insurance Company (		
		Title - Settlement or closing fee	650.00	
		Pierremont Abstract & Title, L.L.C.		
100.00		Title - Release/ Final Audit		
		Pierremont Abstract & Title, L.L.C.		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
<b>Commission</b>				
5,697.00		Real Estate Commission	Coldwell Banker Gosslee	
5,697.00		Real Estate Commission	MAYCO Real Estate	
<b>Government Recording and Transfer Charges</b>				
		Record Deed	Pierremont Abstract & Title, L.L.C.	109.00
		Record Trust/Deed Mortgage	Pierremont Abstract & Title, L.L.C.	209.00
50.00		Recording Fees for POA's	Pierremont Abstract & Title, L.L.C.	50.00
<b>Payoff(s)</b>				
113,735.05		Payoff of First Mortgage Loan	U.S. Bank	
		as of 01/25/21		
		Principal Balance \$113,669.45		
		Includes additional interest for		
		5 Days @ 13.12 per diem		
<b>Other Charges</b>				
		Homeowner's Insurance Premium	USAA	1,758.61
245.00		Commission Fee	Coldwell Banker Gosslee	
625.00		Home Warranty	Old Republic Home Protection	
1,700.00		Repair Invoice	Eastman Construction	
4,550.00		Repair Invoice	Interstate Foundation Co., Inc.	
245.00		Repair Invoice	Lagniappe Heating and Air Conditioning,	
635.00		Repair Invoice	Lagniappe Heating and Air Conditioning,	
650.00		Repair Invoice	Lee Crews Electric, LLC	
4,665.00		Repair Invoice	Olds Builder LLC	
395.00		Repair Invoice	The Chimney Man	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
189,900.00	189,900.00	<b>Subtotals</b>	201,961.61	201,354.21
		Due From Borrower		607.40
0.00		Due To Seller		
189,900.00	189,900.00	<b>TOTALS</b>	201,961.61	201,961.61