



Title Search Report

PROPERTY

360 Happy Hill Rd
Carrollton, GA 30116

ORDER NO.

123456

COUNTY

Carroll, GA

PREPARED FOR

Sample Client

SEARCH EFFECTIVE THROUGH

9/29/2026

1

DEEDS IN CHAIN

1

SECURITY INSTRUMENTS

1

LIENS & JUDGMENTS

1

TAX RECORDS

1

UCC FILINGS

ORDER INFORMATION

File / Order No. 123456	Date Ordered 10/1/2026	Effective Date of Search 9/29/2026
Search Period (Years) Current Owner	Examiner Eddie Examiner	County, Georgia Carroll
Requested By / Client Sample Client	Client File No. SC-12345	Property Type Residential

PROPERTY INFORMATION

Property Address 360 Happy Hill Rd	City / State / Zip Carrollton, GA 30116	County Carroll
Tax Parcel ID / PIN 160 0333	Map / Plat Book & Page 105/28	Subdivision / Lot / Block Happy Hill

Legal Description

All that tract or parcel of land lying and being in Land Lot 128, of the 5th District, Carroll County, Georgia, Happy Hill Subdivision, Phase 2, as shown on a plat of survey entitled "Survey for Stephen G. McElroy," dated June 8, 2018, prepared by Pioneer Land Surveying, certified by Lester E. Bell, Georgia Registered Land Surveyor No. 2935, and recorded in Plat Book 105, Page 28, Carroll County, Georgia Public Records, which recorded plat is incorporated herein and made a part hereof by this reference.

CURRENT OWNER OF RECORD / VESTING

Current Owner(s) Kathryn A. McFarland	Vesting Type Fee Simple	Grantor on Vesting Deed Stephen G. McElroy
Vesting Deed Type Limited Warranty Deed	Deed Book / Page 5701/427	Deed Recording Date 4/9/2019
Consideration / Sale Price 10ovc (\$503.00 TT)		

CHAIN OF TITLE (MOST RECENT FIRST)

Instrument Type	Grantor	Grantee	Date	Deed Book / Page
Limited Warranty Deed	Stephen G. McElroy	Kathryn A. McFarland	4/9/2019	5701/427

SECURITY DEEDS / DEEDS TO SECURE DEBT (MORTGAGES - IN LIEN PRIORITY ORDER)

Foreclosing Instrument?	Grantor / Borrower	Lender / Grantee	Original Principal	Date	Book / Page	Assignments / Modifications / Subordinations
Yes	Kathryn A. McFarland	Synovus Bank	\$503,000.00	4/9/2019	5701/429	1234/567 Asgn to Sample Bank, Inc.

LIENS & JUDGMENTS

Type	Debtor	Holder / Plaintiff	Amount	Book/Page or Case No.	Date	Open	Satisfied
FTL	Kathryn McFarland	US Dept of Treasury - IRS	\$59,778.20	271/926	2/25/2026	Yes	

AD VALOREM TAXES

Taxing Authority	Tax Year	Amount	Paid	Delinquent	Bill / Parcel No.
Carroll County	2026	\$6,064.14			32483/1600333

Property Tax Status Summary

2026 Prop Tax Due 12/1/2026

UCC FILINGS (FIXTURE FILINGS)

Debtor	Secured Party	Filing No.	Date	Continued?	Terminated?
Joe Sample	Sam Sample, LLC	123-4567-89	1/1/2026	Yes	

EASEMENTS, RESTRICTIVE COVENANTS & RESTRICTIONS

Restrictive Covenants of Record?

Yes

Easements / Covenants / Restrictions of Record

2860/88 Restrictions - No HOA or Assessments

HOMEOWNERS / PROPERTY OWNERS ASSOCIATION (HOA/POA)

No entries reported.