



Franklin "Peck" Smith, Register of Deeds  
**Overton County, Tennessee**  
317 E. University Avenue,  
Livingston, Tennessee 38570 (931) 823-4011

Make checks payable to: Overton County Register of Deeds

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#### Basic Recording Fees:

Deed/Deed of Trust/Mortgage	\$12.00 up to and including two pages
Amendment/Modification	\$12.00 up to and including two pages
Subordination	\$12.00 up to and including two pages
There are a minimum of two cross references required in a subordination agreement. (Possible \$5.00 for second reference)	
There is an additional \$5.00 fee if the document contains two references.	
Assignment	\$12.00 up to and including two pages
Release	\$12.00 up to and including two pages

#### Additional Recording Fees That Apply:

Additional pages and attachments	\$5.00 per additional page
Multiple assignments or releases	\$5.00 per reference after first

**Note: Limit blanket assignments to 25 per document**

#### Transfer/Financing Fees/Taxes:

Deed transfer tax	\$0.37 per \$100 or major fraction thereof of value
Mortgage tax	\$0.115 per \$100 or major fraction thereof of debt

**Note: The first \$2000 of indebtedness is exempt from mortgage tax**

**Note: Add \$1.00 probate fee to total taxes paid on all taxable documents**

#### Real Estate Searches, Copies and Certification:

This office will perform limited searches of real estate records

Fee for copies made by office	\$0.50 per page
Certification fee (in addition to copy fees)	\$1.00 per page; includes copy

#### Online Searching:

Online searches are provided by USTitlesearch on a subscription or pay for use basis. None of these fees are forwarded to the Overton County Register of Deeds. USTitlesearch is solely responsible for the accuracy and content of online records.

#### Document/Recording Notes:

- Document referencing system: (date plus) Book & Page (example T508 Pg61)
- Trust deeds, mortgages, modification agreements and assignments **MUST** include the statement:  
• *"Maximum principal indebtedness for Tennessee recording tax purposes is \$\_\_\_\_\_"*
- Blanket assignments and blanket releases are accepted
- Originals of real estate documents are always returned after recording. Turn around time approximately 3 days
- In subsequent related documents only reference to the original document is required
- When filing documents or requesting copies, please include a **self addressed stamped envelope** to assure your documents are returned properly
- Legal Description is required only with deeds and mortgages (trust deeds)
- A **Parcel Identification Number (PIN)** is required on all documents (format of the number is MAP, GROUP, PARCEL)
- Conformed copies are not provided