

Tennessee - Fees, Rates and Taxes

Deed Transfer Taxes and Documentary Stamps

The current rate of the deed transfer tax is \$0.37 per every hundred dollars of consideration.

The purchaser customarily pays the deed transfer tax.

Mortgage Transfer Taxes

The mortgage tax is \$.115 per one hundred dollars or fraction thereof of indebtedness.

Real Estate Taxes

Real estate/ad valorem taxes are paid annually on or before the first Monday in October.

Many local areas have their own taxes. For specific questions, contact Tennessee underwriting personnel.

Recording Fees

Recording fees for a release are \$4.00 per page with no minimum fee. All other documents are \$4.00 per page with an \$8.00 minimum recording fee.

In addition, a \$1.00 probate fee per document and \$2.00 automation fee per document is required unless there is no consideration, then only the \$2.00 automation fee is applicable.

Search and Examination Fees

In most counties there is a charge for title examination in addition to the title insurance premium. In a few counties, an all-inclusive rate, includes the title examination fee in the title insurance premium charge. If there is a separate fee for title examination, the seller customarily pays it.

Title Insurance Rates

Title insurance rates must be filed with the Commissioner of Insurance.

The seller customarily pays for the owner policy and the purchaser customarily pays for the loan policy.

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