



Debbie Tittle, Register of Deeds
Unicoi County, Tennessee

P.O. Box 305,
Erwin, Tennessee 37650 (423) 743-6104

Make checks payable to: Unicoi County Register of Deeds

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 Titlesearcher.com on a subscription or pay for use basis. None of these fees are forwarded to the Unicoi County Register of Deeds. Titlesearcher.com 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