



Next Steps After Contract Acceptance

When a purchase agreement is signed, the real work begins behind the scenes. From that point until closing day, several important steps take place to ensure the property can legally and properly transfer ownership. At Access Title & Escrow, our role is to guide the transaction through each phase with accuracy and attention to detail.

After the contract is accepted, the buyer typically submits **earnest money** as a show of good faith. The lender begins processing the loan, and inspections or appraisals may be ordered. Meanwhile, our team opens the title order and begins researching the property's history.

We conduct a comprehensive **title search**, reviewing public land records such as deeds, mortgages, judgments, liens, tax records, and other filings associated with the property. This process allows us to confirm legal ownership and identify any issues that must be resolved prior to closing.

If concerns are discovered such as unpaid liens, recording errors, or ownership discrepancies — we work diligently to address them whenever possible before closing. We also **verify property tax** information and **prepare all necessary documents** for settlement.

On closing day, the buyer and seller sign the required documents, funds are collected and disbursed, and ownership officially transfers. Finally, the **deed** and related documents are recorded with the county to make the transaction part of the public record.

Our responsibility is to ensure every step is handled properly so that when closing day arrives, all parties can proceed with confidence.

Locations

Tullahoma	Winchester
McMinnville	Fayetteville
Shelbyville	Lewisburg

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