

# THE CLERKS AUTHORITY



Georgia Superior Court Clerks' Cooperative Authority



## ***FILING ACTIVITY NOTIFICATION SYSTEM (FANS)***

**TAMMIE MOSLEY**



**CHATHAM COUNTY CLERK OF SUPERIOR COURT**

January 24, 2024

# Become a Fan of FANS!

## FILING ACTIVITY NOTIFICATION SYSTEM (FANS)

CHATHAM COUNTY  
SUPERIOR COURT  
CLERK'S OFFICE



Chatham County Superior Court Clerk's office in conjunction with the Georgia Superior Court Clerks' Cooperative Authority (GSCCCA) is pleased to offer the Filing Activity Notification System, **FANS**, providing Georgia citizens with tools to monitor activity regarding their property and records.

FANS is a free, voluntary, opt-in program that can be used to send electronic notifications of filing activity to individuals who create notifications in the system. The notifications generated by this system are not guaranteed to be accurate or complete, and use of the system is subject to an acknowledgement of these conditions.

To get started, go to <https://fans.gsccca.org> and follow the prompts. Users will have to renew their registration annually. The service does not automatically renew. The registration is only good for one year from the registration date.

We hope you find this service to be beneficial as Chatham County Superior Court Clerk's office continues to explore and implement new ways to improve services delivered to the citizens of Chatham County.



Clerk of Superior Court  
**Tammie Mosley**



**THE CLERKS  
AUTHORITY**



GSCCCA Customer Support  
1-800-304-5174  
[help@gsccca.org](mailto:help@gsccca.org)

# In the News



<https://www.atlantaneewsfirst.com/2024/09/28/think-its-hard-someone-steal-your-home-think-again/>

# Filing Activity Notification System (FANS)



## WHO?

FANS is a cooperative effort between Clerks of Superior Court and the Clerks' Authority.

## WHO? +

FANS has the potential to benefit thousands, if not millions, of citizens from across the globe.

## WHAT?

The Filing Activity Notification System (FANS) was designed to offer individuals the ability to receive a notification when certain real estate and personal property records are filed with, indexed, and data is transmitted by Clerks of Superior Court throughout the state of Georgia.



# Filing Activity Notification System (FANS)



## WHEN?

With official approval of the Authority's Board of Directors during the July 2022 board meeting, Authority staff moved forward with development of FANS. The Authority staff set an aggressive development timeline in order to make FANS available in January 2024. Development was completed, exhaustively tested and published on January 15, 2024.

## WHERE?

<https://fans.gsccca.org/>



## WHY?

FANS was developed to give property owner tools to monitor filing activity which could help prevent property fraud

# Filing Activity Notification System (FANS)



Contact: Mike Smith  
Telephone: (404)327-9753  
Email: [mike.smith@gsccca.org](mailto:mike.smith@gsccca.org)  
Website: <https://fans.gsccca.org>

**FOR IMMEDIATE RELEASE**

## **GSCCCA AND GEORGIA'S CLERKS OF SUPERIOR COURT ANNOUNCE F.A.N.S.** Filing Activity Notification System (F.A.N.S.) to Benefit Georgia's Citizens

Atlanta, GA – The Georgia Superior Court Clerks' Cooperative Authority (GSCCCA), in conjunction with the Superior Court Clerks of Georgia, proudly announces a free, consumer-friendly process that notifies property owners any time filings are made related to their registered property! F.A.N.S. will also notify of filing activity related to personal property, liens and plat filings. "With our Clerk of Superior Court partners, we are excited to roll out F.A.N.S. We believe the Filing Activity Notification System gives the property owner tools to monitor filing activity which could help prevent property fraud," stated John Earle, GSCCCA Executive Director.

Citizens can simply register here <https://fans.gsccca.org/> with an email address or telephone number. After submitting a name, the user will receive an email and/or text notification whenever a filing related to that name is filed in the selected records.

The Georgia Superior Court Clerks' Cooperative Authority was created by an act of the Georgia General Assembly in 1993. The purpose of the GSCCCA is to provide a cooperative for the development, acquisition, and distribution of record management systems, information, services, supplies, and materials for Superior Court Clerks and Georgia's citizens, while providing cost savings to local government and the state of Georgia.

If you would like more information, please contact Mike Smith at (404) 327-9753 or [mike.smith@gsccca.org](mailto:mike.smith@gsccca.org).



# Filing Activity Notification System (FANS)



- What makes this system different than other notification systems in Georgia?
  - Statewide Search
  - Notifications from the following indexes:
    - ✦ Real Estate
    - ✦ Lien
    - ✦ Plat
    - ✦ Transfer Tax Declarations (PT-61)
    - ✦ Uniform Commercial Code (UCC)
- Designed to compliment local systems

# Filing Activity Notification System (FANS)



Returning users



**Filing Activity Notification System**  
Georgia Superior Court Clerks' Cooperative Authority

LOGIN

## Welcome to the Filing Activity Notification System

The Filing Activity Notification System (FANS) is designed to offer individuals the ability to receive a notification when certain real estate and personal property records are filed with, indexed, and data is transmitted by Clerks of Superior Court throughout the state of Georgia.

Individuals may opt-in to this voluntary system designed to send an electronic notification of the filing and of a document in select official county records when document index data entered and transmitted to the Georgia Superior Court Clerks' Cooperative Authority by the Clerk matches the notification criteria you set. All notifications will only be forward-looking and generated for a document filed and index data received after the date the user creates a notification request.

All user notifications generated by the system are entirely dependent upon index data entered and transmitted by the Clerk of Superior Court in the county of filing. As a result, any notices generated by this system are not guaranteed by the Georgia Superior Court Clerks' Cooperative Authority to be either comprehensive, accurate, complete, or current. The user of the system acknowledges these conditions as well as additional conditions and restrictions related to the type of notifications the user may define and the general terms and conditions of this website.

[Login here](#) to get started.

New user

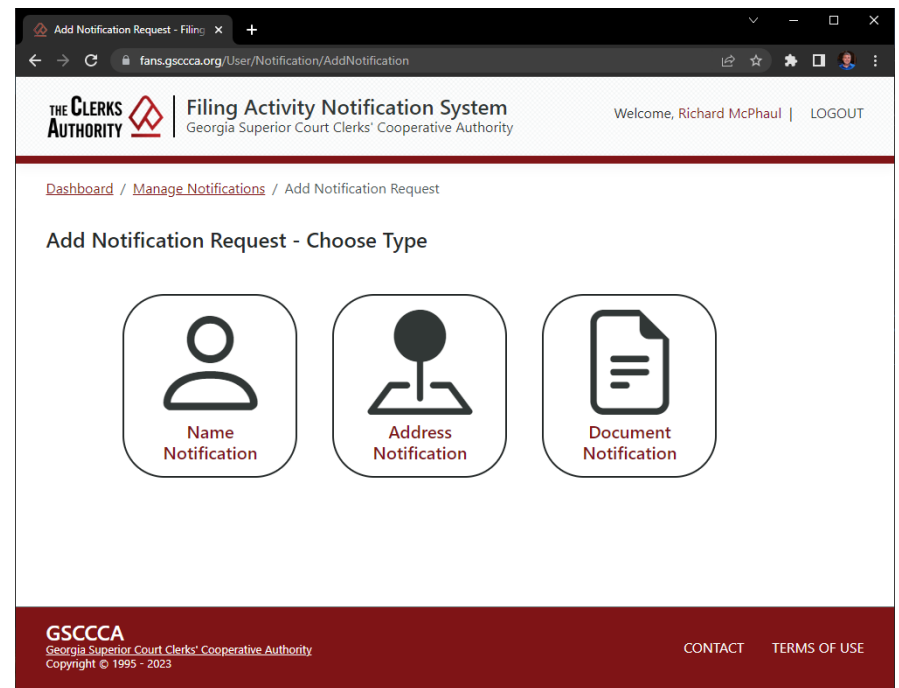




# Notification Request Types



- Name Notification, Address Notification and Document Notification.
- At least one Name Notification must be active for the other notification types to be enabled.
- When creating or editing notifications, you must acknowledge additional conditions each time.



# Notification Request Types



- **Name Notification Request**

- First Name uses a starts-with match-type which searches for first name records beginning with the specified characters.
- Last Name uses an exact match-type which searches for last name records containing ONLY the specified characters entered.
- Can monitor all Georgia counties or a specific county.
- Monitors the Real Estate, Lien, Plat, Transfer Tax Declarations (PT-61) and Uniform Commercial Code (UCC) indexes.

# Notification Request Types



- **Address Notification Request**

- Only monitors for addresses in either filed Transfer Tax (PT-61) declaration data or Uniform Commercial Code (UCC) data.
  - ✦ Why? This is the only data the GSCCCA received with Address information.
- Can monitor all Georgia counties or a specific county.

- **Document Notification Request**

- Document notifications will only be generated for Real Estate, Lien, and Plat requests when the book and page reference found in an applicable document has been indexed by the Clerk of Superior Court and transmitted to the GSCCCA.
- Document notifications will only be generated for Uniform Commercial Code (UCC) requests when the file number in an applicable document has been indexed.
- Must specify the County in addition to the Book and Page or UCC File Number.

# Filing Activity Notification System (FANS)



**Filing Activity Notification System**  
Georgia Superior Court Clerks' Cooperative Authority

LOGIN

The Filing Activity Notification System does not utilize account creation, usernames, or passwords. Simply enter your email or text message capable phone number below to get started.

## Login With Email

We will email you a one-time code to instantly login without a password.

### Email Address

LOGIN WITH EMAIL

## Login With Text Message

We will text you a one-time code to instantly login without a password.

By entering your phone number, you agree to receive text messages from GSCCCA.  
Review the text messaging terms of use [here](#).

### Phone Number

LOGIN WITH PHONE NUMBER



# Filing Activity Notification System (FANS)



**Filing Activity Notification System**  
Georgia Superior Court Clerks' Cooperative Authority

## Login With Email

Enter the verification code received via email

Verification Code

LOGIN WITH EMAIL



# Filing Activity Notification System (FANS)



## Notification Dashboard

You have defined 7 notification requests

+ Add Notification Request

⚙ Manage Notification Requests

### Most Recent Activity

🕒 Full History

Notification ID	Notification Date	County	Document Type	Notification Request Description	
16351	8/30/2023, 3:16 AM	DeKalb	Real Estate	The name Michael V Smith	🔍
15325	8/23/2023, 3:15 AM	DeKalb	Real Estate	The name Michael V Smith	🔍
15251	8/23/2023, 3:15 AM	DeKalb	Transfer Tax Declarations (PT-61)	The name Michael V Smith	🔍
4373	5/2/2023, 3:15 AM	Floyd	Real Estate	The name Michael V Smith	🔍

### Most Recent Notification Requests

⚙ Manage Notification Requests

Request ID	Date Modified	Request Name	Request Type	Criteria Description	
25106	9/7/2023, 11:11 AM	Address Match Request	Address	Dekalb county filing, the address 3049 Boxwood DR NE	✎
4020	2/22/2023, 8:46 AM	Address Match Request	Address	Fulton county filing, the address 5590 Surrey CT	✎
4019	2/22/2023, 8:45 AM	Address Match Request	Address	Fulton county filing, the address 1000 Fanfare WAY	✎
2924	2/6/2023, 3:56 PM	Name Match Request	Name	The name Michael V Smith	✎
2923	2/6/2023, 3:56 PM	Name Match Request	Name	The name Michael Vincent Smith	✎
2922	2/6/2023, 3:55 PM	Name Match Request	Name	The name Anna K Smith	✎
20	1/16/2023, 7:06 AM	Name Match Request	Name	The name Anna Kate Smith	✎

# Filing Activity Notification System (FANS)



[Notification Dashboard](#) / [Notification History](#) / [View Notification](#)

## View Notification

**Notification Date** 8/30/23 3:16 AM  
**Request Name** Name Match Request  
**Request Description** The name Michael V Smith

[Click Here](#) to edit this notification request.

The notification request matched the following name

**MICHAEL V SMITH - Grantee**

### Details of the matched filing

#### Real Estate Document

County	Instrument Type	Date Filed	Time	Book	Page
DeKalb	CANCELLATION	8/25/2023	9:41 AM	31061	311

Description not warranted

Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
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#### Grantor

BAYVIEW LOAN SERVICING LLC  
COMMUNITY LOAN SERVICING LLC



# Filing Activity Notification System (FANS)



 **SEARCH** [Real Estate Index > Book Page Search](#)

Full Screen

Searched Book: **31049**  
Page: **697** in **DEKALB County**  
County good from **1/1/1987** through **12/27/2023**  
Query Made: **1/22/2024 4:52:06 PM**

County	Instrument Type	Date Filed	Time	Book	Page
DEKALB	WARRANTY DEED	8/17/2023	11:16 AM	31049	697

Description not warranted

Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
	16	0014	BURLINGTON NORTH	I	F	17	

Grantor  
SMITH, MICHAEL VONZELL

Grantee  
BEST BUY HOMES LLC

Cross-Referenced Instruments  
PLAT                BOOK 108, PAGE 4  
PT61   E-FILING   **PT-61 044-2023-014502**

This record was added to the statewide Deed database index on 8/23/2023 2:00:02 AM

View Image





# Filing Activity Notification System (FANS)



2023091057 DEED BOOK 31049 Pg 697  
Filed and Recorded: 8/17/2023 11:16:00 AM  
Recording Fee: \$25.00  
Real Estate Transfer Tax: \$210.00  
Prepared By:  
0849055910

Recording requested by:  
Real Title Solutions

After Recording Return To:  
Real Title Solutions  
1801 Peachtree Street Northeast, Suite 150  
Atlanta, GA 30309

File Number: GA-23-12405

## Limited Warranty Deed

State of Georgia  
County of Fulton

This Indenture made 11th day of August, 2023, between **Michael Vonzell Smith**, party of the first part, henceforth referred to as "Grantor", and **Best Buy Homes, LLC**, party of the second part, henceforth referred to as "Grantee."

**WITNESSETH** That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto he said party of the second part, his heirs and assigns,

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof



# Filing Activity Notification System (FANS)



Sec/GMD	District	Land Lot	Subdivision	Unit	Block	Lot	Comment
	16	0014	BURLINGTON NORTH	I	F	17	
<b>Grantor</b>							
SMITH, MICHAEL VONZELL							
<b>Grantee</b>							
BEST BUY HOMES LLC							
<b>Cross-Referenced Instruments</b>							
PT61 File Number 044-2023-014502							
PLAT BOOK 108, PAGE 4							

This record was added to the GSCCCA statewide Deed database index on 8/23/2023 2:00:02 AM

## Next Steps

- For additional document details or to view the document, you may search on [GSCCCA.org](https://www.gscca.org).
- Documents are also available at the Dekalb Superior Court Clerk's office. Contact information is available at [www.gscca.org/clerks](https://www.gscca.org/clerks).
- The GSCCCA is prohibited from providing any legal advice.

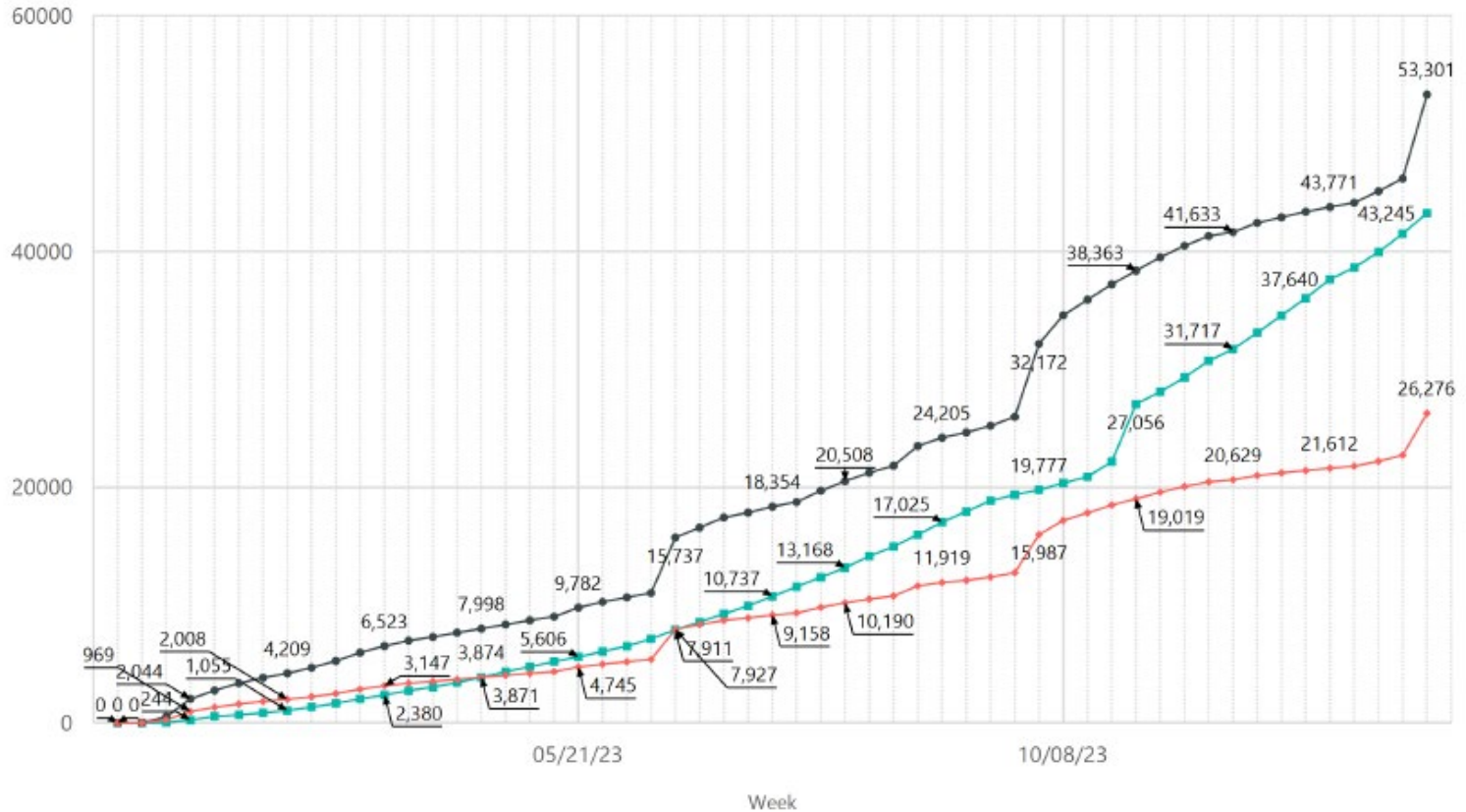




# FANS Activity Graph

1/2/2023 through 1/21/2024

— Total Matches — Total Notification Requests — Total Registered Users



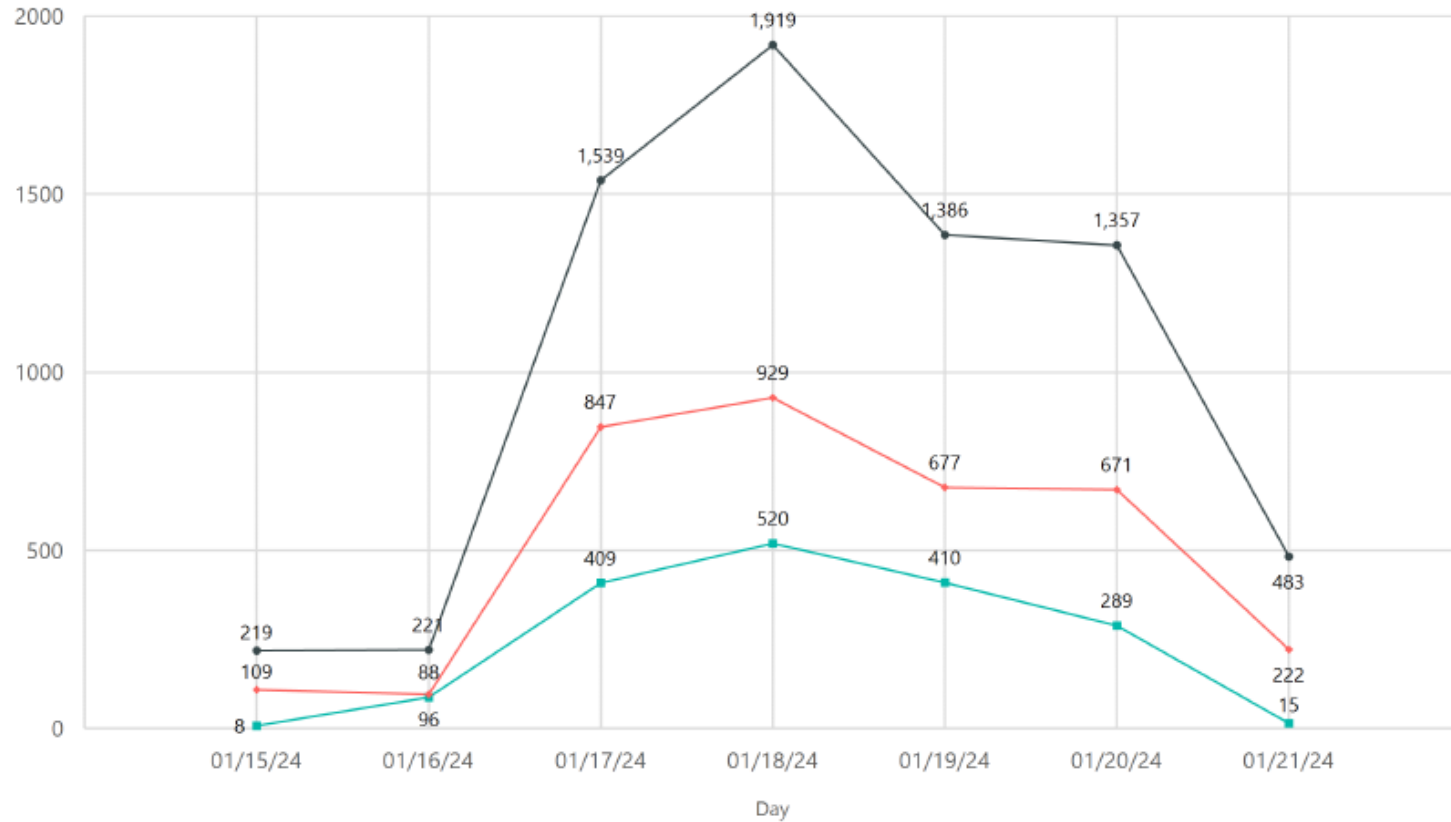
1/22/2024 12:05:04 AM



## FANS Activity Graph

1/15/2024 through 1/21/2024

— New Matches — New Notification Requests — New Registered Users



1/22/2024 12:05:03 AM

# Filing Activity Notification System (FANS)



## FANS Activity Report

For the period of 1/15/2024 through 1/21/2024

### Registered Users Stats

Name Only	17,184
Name + Address	8,034
Name + Document	122
Name + Address + Document	936
Users w/Email Only	14,561
Users w/Phone Number Only	9,889
Users w/Email & Phone Number	1826
Total Users	26,276

### New Users Stats

Name Only	2,286
Name + Address	1,111
Name + Document	11
Name + Address + Document	143
Users w/Email Only	2,011
Users w/Phone Number Only	1,281
Users w/Email & Phone Number	259
Total New Users	3,551

### Login Stats <sup>[1]</sup>

Total Email Logins	24,913
Total Phone Logins	15,684
Total Link Logins	24,818
Total Logins	65415
New Email Logins	3,068
New Phone Logins	1,980
New Link Logins	1,324
New Logins	6372

### Notification Requests

Total Name Requests	37,374
Total Address Requests	13,805
Total Document Requests	2,122
Total Requests	53,301
New Name Requests	4,911
New Address Requests	1,868
New Document Requests	345
New Requests	7,124

### Notifications Sent <sup>[2]</sup>

Total Email Notifications	17,807
Total Text Notifications	11,480
Total Matches	43,245
New Email Notifications	672
New Text Notifications	454
New Matches	1,739

### Failed User Stats <sup>[3]</sup>

Total No Login	2,936
Total Reg Not Finished	4,191
Total Failed	7,127
New No Login	365
New Reg Not Finished	433
New Failed	798

#### Disclaimer

<sup>[1]</sup> Login Stats: Logins may last up to 14 days. This data does not include users who revisit the site on the same device while still logged in.

<sup>[2]</sup> Notifications Sent: Notifications may contain multiple matches. The same notification may be sent via multiple methods.

<sup>[3]</sup> Failed User Stats: Some users may come back and finish their registration. These numbers may be lower if the report is run again at a later date with the same parameters.

1/22/2024 12:05:03 AM

# Contacts



thank you

<https://fans.gsccca.org/>

Tammie Mosley  
Chatham County Clerk of Superior Court  
(912) 652-7200

<https://superiorcourtclerk.chathamcountyga.gov/>

[mike.smith@gsccca.org](mailto:mike.smith@gsccca.org)

(404) 327-9753 Direct  
(800) 304-5175 x 1002

(800) 304-5174 Help Desk  
7:30am – 6:00pm