

**Date:** [Insert Date]

**To:** [Attorney Name / Law Firm]

[Address]

[City, State, Zip Code]

**RE: Title Clearance Notification**

**Property Address:** [Insert Property Address]

**File/Reference Number:** [Insert Number]

**Seller:** [Insert Seller Name]

**Buyer:** [Insert Buyer Name]

Dear [Attorney Name],

I am writing to formally notify you that the title search for the above-referenced property has been completed and all necessary title requirements have been cleared for closing.

The following actions have been finalized:

- All outstanding liens and judgments have been addressed.
- Missing signatures or corrective deeds have been recorded.
- Tax certificates have been verified and updated.
- [Insert any other specific clearance items here].

The title commitment is now clear of all clouds, and we are ready to proceed with the final closing. Please find the attached supporting documentation and the updated title commitment for your review.

Please coordinate with our office to confirm the final closing date and time. If you require any additional information or further documentation, please contact me directly at [Insert Phone Number] or [Insert Email Address].

Sincerely,

[Your Name]

[Your Company Name]

[Your Title/Position]