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[RESOURCES](#)

[OUR TEAM](#)

[“THE QUILL”](#)

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# The Quill – October 2023



## THE QUILL TIP

### UPDATE: Unfair Real Estate Agreements/HB 422

We first addressed this topic in the July 2023 issue of The Quill. For reference, please click [HERE](#) to access the article written by Sarah Fuentes.

House Bill 422 (Session Law 2023-117), prohibiting “unfair real estate agreements”, was signed into law on August 24th. The Act also voids any such agreements that get recorded. They are not a lien on real property and the owner is not required to record a document voiding the agreement.

While the Act provides strong legal protection for homeowners and for the public real estate records, it is imperative to keep in mind that the Act is prospective and only affects agreements dated on and after August 24, 2023. Unfortunately, for those homeowners who signed agreements prior to the date the Act was enacted, the Act does not void these agreements.

If you have questions about whether an agreement recorded after the Act's effective date should be reported on your title opinion, please do not hesitate to reach out to myself, Natasha Branch, or Sarah Fuentes. We are here to help!

Natasha N. Branch; Operations Manager and Title Counsel; [natasha.branch@barristerstitle.com](mailto:natasha.branch@barristerstitle.com)

Sarah Fuentes; Underwriting Counsel; [sarah.fuentes@barristerstitle.com](mailto:sarah.fuentes@barristerstitle.com)

## EARLIER.ORG + BARRISTERS TITLE

As many of you are aware, every October Barristers Title makes a donation to [Earlier.org](http://Earlier.org) and 2023 is no different!

For the entire month, we will donate a portion of each title order we receive to [Earlier.org](http://Earlier.org). The more orders we receive, the more money we donate, thereby allowing you to make an impact in the process.

With your assistance, Barristers has donated over \$50,000 over the years to this amazing charity and we thank you in advance for giving us a Helping Hand this October.

Take a minute and click [HERE](#) to read about their mission and to see how they play a role in early detection of this disease.



## GET TO KNOW

Amy Champagne, Underwriter  
{A Day in the Life Edition}

1. Favorite Breakfast? **Scrambled Eggs, Bacon and toast.**

2. Coffee vs Tea? **Definitely Coffee.**

3. Do you prefer working from home or in an office?  
**I prefer working from home but sometimes I like being at the office to be around my teammates.**

4. Dinner at the table or on the couch? **Dinner at the table unless there is a good movie on and then definitely on the couch.**

5. What is your favorite dessert? **Probably ice cream or banana pudding.**

6. What are you currently watching? **Mostly my computer screens but listening to the Quiet Place Movie.**

7. If you had one free hour in your day, what would you do? **Take a walk or play video games.**

8. Are you a morning person or night owl? **I am more of a morning person but that is mostly so I can enjoy a cup of coffee. I drink coffee at night sometimes but then it effects the next question.**

9. What is your bedtime? **I usually fall asleep in the middle of a movie around 9:00 but then make it to be by 10:30.**

10. Tell us an interesting fact about yourself that we may not know. **I have 5 grandsons and 1 granddaughter. I used to skydive and scuba dive when I was younger. My skydiving career (a whole 5 jumps) was cut short by a pretty hard hit to the ground but thank God my life wasn't. I love roller coasters and visiting with my kids and grandkids but am always happy to come home. I also love survival video games and tend to play a little too much.**



## REELTIME CLE RECAP

Sending our sincerest THANK YOU to those who were able to join us for the ReelTime CLE at STIR Charlotte! You are the reason it was a success and we look forward to seeing you in person again soon! Enjoy a few pictures from the event!



## EASY CROCKPOT CHILI RECIPE

### Ingredients:

- 1 lb. ground turkey or beef, browned
- 1 small red onion, diced
- 1 can kidney beans, drained and rinsed
- 1 14.5 oz. can diced tomatoes
- 1 14.5 oz. can water
- 1 8 oz. can tomato sauce
- 1 tbsp. tomato paste
- 1 package chili seasoning
- 1 teaspoon sea salt
- 1 teaspoon pepper
- 1 tablespoon brown sugar (optional)
- A few dashes of hot sauce to taste (optional)



### Instructions:

Brown meat with diced onions and drain. Add all ingredients into the crockpot. Set slow cooker on low for approximately 4-5 hours. Time will vary depending on the

slow cooker but it should get to bubbling. Spoon into bowls and top with sour cream, shredded cheese and green onions. Serve with tortilla chips or cornbread.

Notes:

\*\*Optional: About 20 minutes before serving stir in the brown sugar. The brown sugar doesn't make the chili sweet but it cuts the smoky/salty flavor of the seasoning. To make the chili spicy add a few dashes of hot sauce.

\*\*If you need it ready sooner, set crockpot to high and cook until bubbly and beans are tender.

## THE QUILL MEME

Can anyone relate??? 🎃 🌲 🗑️



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