



APPRAISAL OF REAL PROPERTY

LOCATED AT:

130 Brush Hill Ct
Lot 15, Brush Hill, ROSC, TN
Gallatin, TN 37066

FOR:

New Venture Homes LLC
1032 Sparta Pike
Lebanon, TN 37087

AS OF:

07/09/2025

BY:

THOMAS WENDELL ETHRIDGE
GREAT AMERICAN APPRAISAL
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Lebanon, TN 37087
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Small Residential Income Property Appraisal Report

File # 130 Brush Hill Ct

IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?

☐ Yes ☒ No

If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?

☒ Yes ☐ No

If No, describe.

Is the property subject to rent control?

☐ Yes ☒ No

If Yes, describe

COMPARABLE RENTAL DATA

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3			
Address	130 Brush Hill Ct Gallatin, TN 37066	520 Linbar Drive Nashville, TN 37211			1823 Murfreesboro Rd Lot & Lebanon, TN 37090			636 N Water Ave Gallatin, TN 37066			
Proximity to Subject		6,026.79 miles E			16.02 miles SE			3.00 miles N			
Current Monthly Rent	\$ 4,180	\$ 4,250			\$ 4,000			\$ 3,055			
Rent/Gross Bldg. Area	\$ 1.30 sq.ft.	\$ 1.93 sq.ft.			\$ 0.83 sq.ft.			\$ 0.95 sq.ft.			
Rent Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Data Source(s)	#;DOM UNK	MLS#3929127			MLS#2802724			MLS#2663455			
Date of Lease(s)	12 Month	12 Month			12 Month			12 Month			
Location	N;Res;	N;Res			N;Res			N;Res			
Actual Age	41	41			55			81			
Condition	C3	C3			C3			C3			
Gross Building Area	3,226	2,200			4,800			3,205			
Unit Breakdown	Rm Count	Size Sq. Ft.	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent	Rm Count	Size Sq. Ft.	Monthly Rent
	Tot Br Ba	3,226	Tot Br Ba	2,200	4,250	Tot Br Ba	4,800	4,000	Tot Br Ba	3,205	3,055
Unit # 1	4 2 1.0	806	3 1 1.0	550	\$ 1,050	4 2 1.0	1,200	\$ 975	3 1 1.0	749	\$ 725
Unit # 2	4 2 1.0	806	3 1 1.0	550	\$ 1,050	4 2 1.0	1,200	\$ 1,200	3 1 1.0	748	\$ 900
Unit # 3	4 2 1.0	807	3 1 1.0	550	\$ 1,075	4 2 1.0	1,200	\$ 975	3 1 1.0	748	\$ 680
Unit # 4	4 2 1.0	807	3 1 1.0	550	\$ 1,075	4 2 1.0	1,200	\$ 850	4 2 1.0	960	\$ 750
Utilities Included	None	None			None			None			
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) Actual Rents supported by Market rents.											

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents			Opinion of Market Rent			
Unit #	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents	
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished		
1	10/24	10/31/2025	\$ 1,075		\$ 1,075	\$ 1,075		\$ 1,075	
2	05/25	05/31/2026	1,005		1,005		1,005	1,005	
3	05/25	05/31/2026	975		975		975	975	
4	08/24	08/31/2025	1,125		1,125		1,125	1,125	
Comment on lease data Market Supported			Total Actual Monthly Rent			\$ 4,180	Total Gross Monthly Rent		\$ 4,180
actual rents.			Other Monthly Income (itemize)			\$	Other Monthly Income (itemize)		\$
			Total Actual Monthly Income			\$ 4,180	Total Estimated Monthly Income		\$ 4,180
Utilities included in estimated rents <input type="checkbox"/> Electric <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Trash collection <input type="checkbox"/> Cable <input checked="" type="checkbox"/> Other None									
Comments on actual or estimated rents and other monthly income (including personal property) Actual rents supported some what supported by market rents.									
Market rents represent a range of value. I have applied market supported rents, with the actual rents considered.									

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain The subject and comparable transfers in the past three years and are displayed below and verified thru CRS

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) CRS/TAXDATA/COURTHOUSE Public Records

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS/Tax Star/CRS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CRS,MLS,Tax Data	CRS,MLS,Tax Data	CRS,MLS,Tax Data	CRS,MLS,Tax Data
Effective Date of Data Source(s)	07/09/2025	07/09/2025	07/09/2025	07/09/2025
Analysis of prior sale or transfer history of the subject property and comparable sales The subject and comparable transfers in the past three years and are displayed above and verified thru CRS.				

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SALES COMPARISON APPROACH	There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0 .															
	There are 2 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 475,000 to \$ 600,000 .															
	FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3				
	Address		130 Brush Hill Ct Gallatin, TN 37066			520 Linbar Drive Nashville, TN 37211			1823 Murfreesboro Rd Lot &1831 Goodlettsville, TN 37072			636 N Water Ave Gallatin, TN 37066				
	Proximity to Subject					24.17 miles SW			16.02 miles SE			3.00 miles N				
	Sale Price		\$ 560,000			\$ 524,900			\$ 600,000			\$ 475,000				
	Sale Price/Gross Bldg. Area		\$ 173.59 sq.ft.			\$ 238.59 sq.ft.			\$ 125.00 sq.ft.			\$ 148.21 sq.ft.				
	Gross Monthly Rent		\$ 4,180			\$ 2,600			\$ 4,000			\$ 3,055				
	Gross Rent Multiplier		133.97			201.88			150.00			155.48				
	Price per Unit		\$ 140,000			\$ 131,225			\$ 150,000			\$ 118,750				
	Price per Room		\$ 35,000			\$ 43,742			\$ 37,500			\$ 36,538				
	Price per Bedroom		\$ 70,000			\$ 131,225			\$ 75,000			\$ 95,000				
	Rent Control		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
	Data Source(s)					MTRMLS#2354059;DOM 2			MTRMLS#2802724;DOM 14			MTRMLS#2663455;DOM 114				
	Verification Source(s)					Doc#1407273			Doc#25007769			Doc#1497494				
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment		DESCRIPTION		+(-) Adjustment	
	Sale or Financing					ArmLth			0		ArmLth			0		
	Concessions					Cash;0					Cash;0					
	Date of Sale/Time					N/A					s04/25;c03/25					
	Location		N;Res;			N;Res;					N;Res;					
	Leasehold/Fee Simple		Fee Simple			Fee Simple					Fee Simple					
	Site		25378 sf			24125 sf			0		1.25 ac			0		
	View		N;Res;			N;Res;					N;Res;					
	Design (Style)		DT2;Trad			DT2;Trad			0		DT1;Ranch			0		
	Quality of Construction		Q3			Q3					Q3					
	Actual Age		10			41			0		55			0		
	Condition		C3			C3					C3					
	Gross Building Area		3,226			2,200			+30,780		4,800			-47,220		
	Unit Breakdown		Total	Bdrms	Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths
	Unit # 1		4	2	1.0	3	1	1.0	+5,000	4	2	1.0		3	1	1.0
Unit # 2		4	2	1.0	3	1	1.0	+5,000	4	2	1.0		3	1	1.0	
Unit # 3		4	2	1.0	3	1	1.0	+5,000	4	2	1.0		3	1	1.0	
Unit # 4		4	2	1.0	3	1	1.0	+5,000	4	2	1.0		4	2	1.0	
Basement Description		0			0sf					0sf						
Basement Finished Rooms		0			0					0						
Functional Utility		Average			Average					Average						
Heating/Cooling		FWA/CAC			FWA/CAC					FWA/CAC			0			
Energy Efficient Items		Typical			Typical					Typical						
Parking On/Off Site		8dw			8dw					8dw			0			
Porch/Patio/Deck		CvPr			CvPr					Stp/Stp						
Driveway		Blacktop			Blacktop					Gravel			+1,000			
Fireplace		None			None					None						
Amenities		None			None					None						
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 50,780		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -46,220			
Adjusted Sale Price					Net Adj. 9.7 %					Net Adj. 7.7 %						
of Comparables					Gross Adj. 9.7 %			\$ 575,680		Gross Adj. 8.0 %			\$ 553,780			
Adjusted Price Per Unit		(Adj. SP Comp / # of Comp Units)			\$ 143,920					\$ 138,445						
Adjusted Price Per Room		(Adj. SP Comp / # of Comp Rooms)			\$ 47,973					\$ 34,611						
Adjusted Price Per Bedrm		(Adj. SP Comp / # of Comp Bedrooms)			\$ 143,920					\$ 69,223						
Value per Unit		\$ 140,000 X 4			Units = \$ 560,000			Value per GBA \$ 171 X 3,226		GBA = \$ 551,646						
Value per Rm.		\$ 35,000 X 16			Rooms = \$ 560,000			Value per Bdrms. \$ 70,000 X 8		Bdrms. = \$ 560,000						
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. The comparable sales demonstrated are the closest and most similar to the subject with focus on closed sales within the past 12 months similar to the subject in location, quality of the subject improvements, age, SF, and amenities. These type structures sell more on income and condition than size. Most weight is given to sale 2 with the other sale and listing considered. It is noted that sale 3 required a age adjustment, and the other properties did not. This is a revised report.																
Indicated Value by Sales Comparison Approach \$ 560,000																
Total gross monthly rent \$ 4,180 X gross rent multiplier (GRM) 133.97 = \$ 559,995 Indicated value by the Income Approach																
Comments on income approach including reconciliation of the GRM GRM is derived from comparables.																
Indicated Value by: Sales Comparison Approach \$ 560,000 Income Approach \$ 559,995 Cost Approach (if developed) \$																
See attached addenda.																
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:																
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 560,000 ,as of 07/09/2025 , which is the date of inspection and the effective date of this appraisal.																

Freddie Mac Form 72 March 2005

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Fannie Mae Form 1025 March 2005

Form 1025 - "Titan" appraisal software by a la mode technologies, llc - 1-800-ALAMODE

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ADDITIONAL COMMENTS

The market exposure time proceeding July 9, 2025 would have been 3 months. The marketing time following July 9, 2025 would be 3 months

I have not appraised nor have I had any interest in this property at any time in the past 3 years.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$		
Source of cost data	DWELLING	Sq.Ft. @ \$	_____ = \$
Quality rating from cost service	Effective date of cost data	0 Sq.Ft. @ \$	_____ = \$
Comments on Cost Approach (gross building area calculations, depreciation, etc.)			_____ = \$
			Garage/Carport Sq.Ft. @ \$ _____ = \$
			Total Estimate of Cost-New _____ = \$
			Less Physical Functional External
			Depreciation _____ = \$(_____)
			Depreciated Cost of Improvements _____ = \$
			"As-is" Value of Site Improvements _____ = \$
Estimated Remaining Economic Life (HUD and VA only)	50 Years	INDICATED VALUE BY COST APPROACH _____ = \$	

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER’S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name THOMAS WENDELL ETHRIDGE
Company Name GREAT AMERICAN APPRAISAL
Company Address 411 Drifting Circle, Lebanon, TN 37087
Telephone Number 615--604-1263
Email Address twe@greatamericantn.com
Date of Signature and Report 07/18/2025
Effective Date of Appraisal 07/09/2025
State Certification # 407
or State License # _____
or Other (describe) _____ State # _____
State TN
Expiration Date of Certification or License 10/31/2025

ADDRESS OF PROPERTY APPRAISED
130 Brush Hill Ct
Gallatin, TN 37066

APPRAISED VALUE OF SUBJECT PROPERTY \$ 560,000

LENDER/CLIENT

Name New Venture Homes LLC
Company Name New Venture Homes LLC
Company Address 1032 Sparta Pike Lebanon, TN 37087
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Subject Photos

Borrower	N/A					
Property Address	130 Brush Hill Ct					
City	Gallatin	County	Sumner	State	TN	Zip Code 37066
Lender/Client	New Venture Homes LLC					



Subject Front

130 Brush Hill Ct	
Lender	560,000
Gross Living Area	1,051
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	4
Location	N;Res;
View	N;Res;
Site	25378 sf
Quality	Q3
Age	10



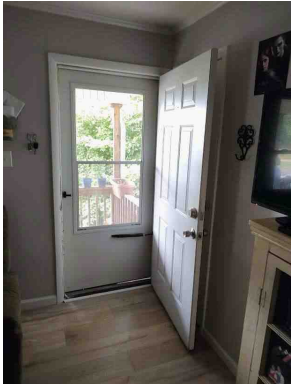
Subject Rear



Subject Street

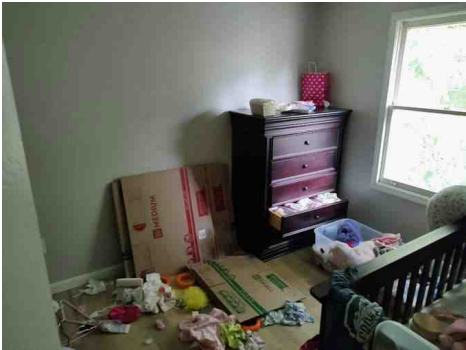
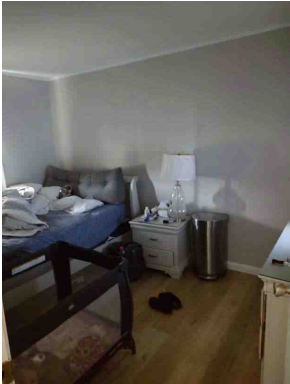
Interior Photos

Borrower	N/A				
Property Address	130 Brush Hill Ct				
City	Gallatin	County	Sumner	State	TN Zip Code 37066
Lender/Client	New Venture Homes LLC				



Subject Photos

Borrower	N/A					
Property Address	130 Brush Hill Ct					
City	Gallatin	County	Sumner	State	TN	Zip Code 37066
Lender/Client	New Venture Homes LLC					



Rental Photo Page

Borrower	N/A				
Property Address	130 Brush Hill Ct				
City	Gallatin	County	Sumner	State	TN Zip Code 37066
Lender/Client	New Venture Homes LLC				



Rental 1

520 Linbar Drive
Proximity to Subj. 6,026.79 miles E
GBA 2,200
Age/Year Built 41



Rental 2

1823 Murfreesboro Rd Lot &
Proximity to Subj. 16.02 miles SE
GBA 4,800
Age/Year Built 55



Rental 3

636 N Water Ave
Proximity to Subj. 3.00 miles N
GBA 3,205
Age/Year Built 81

Comparable Photo Page

Borrower	N/A					
Property Address	130 Brush Hill Ct					
City	Gallatin	County	Sumner	State	TN	Zip Code 37066
Lender/Client	New Venture Homes LLC					



Comparable 1

520 Linbar Drive	
Prox. to Subject	24.17 miles SW
Sale Price	524,900
Gross Living Area	2100
Total Rooms	12
Total Bedrooms	4
Total Bathrooms	4
Location	N;Res;
View	N;Res;
Site	24125 sf
Quality	Q3
Age	41



Comparable 2

1823 Murfreesboro Rd Lot &1831	
Prox. to Subject	16.02 miles SE
Sale Price	600,000
Gross Living Area	3029
Total Rooms	16
Total Bedrooms	8
Total Bathrooms	4
Location	N;Res;
View	N;Res;
Site	1.25 ac
Quality	Q3
Age	55



Comparable 3

636 N Water Ave	
Prox. to Subject	3.00 miles N
Sale Price	475,000
Gross Living Area	2275
Total Rooms	13
Total Bedrooms	5
Total Bathrooms	4
Location	N;Res;
View	N;Res;
Site	10600 sf
Quality	Q3
Age	81

Location Map

Borrower	N/A				
Property Address	130 Brush Hill Ct				
City	Gallatin	County	Sumner	State	TN Zip Code 37066
Lender/Client	New Venture Homes LLC				



Lender

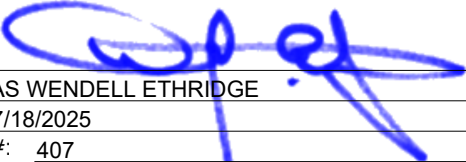
Borrower	N/A				File No.	130 Brush Hill Ct	
Property Address	130 Brush Hill Ct						
City	Gallatin	County	Sumner	State	TN	Zip Code	37066
Lender/Client	New Venture Homes LLC						

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. Justin Whitaker made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. Justin Whitaker provided significant professional assistance to the person signing this report.
- 10."The report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations".

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

APPRAISER:

Signature: 

Name: THOMAS WENDELL ETHRIDGE

Date Signed: 07/18/2025

State Certification #: 407

or State License #:

State: TN

Expiration Date of Certification or License: 10/31/2025

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

☐ Did

☐ Did Not Inspect Property

Supplemental Addendum

File No. 130 Brush Hill Ct

Borrower	N/A				
Property Address	130 Brush Hill Ct				
City	Gallatin	County	Sumner	State	TN Zip Code 37066
Lender/Client	New Venture Homes LLC				

• **Small Income: Reconciliation - Comments**
MOST WEIGHT WAS GIVEN TO THE SALES COMPARISON APPROACH, WHICH IS SUPPORTED BY THE COST APPROACH. THIS APPROACH WAS CONSIDERED AND WAS SUPPORTIVE OF THE FINAL VALUE. THE INCOME APPROACH WAS DISPLAYED, SINCE THESE STRUCTURES ARE MOST OFTEN RENTED. IT IS NOTED THAT COMPARABLE ONE IS A LISTING, HOWEVER, SINCE THE PORPOISE OF THIS REPORT IS TO REFLECT MARKET VALUE FOR MARKING PROPOSES I BELIEVED IT WAS IMPORTANT TO DISPLAY A ACTIVE LISTING. THE DISTANCES OF COMPARABLE SALES DISPLAYED ARE FURTHER AWAY THAN DESIRABLE, HOWEVER, THEY WERE THE CLOSEST SALES AND LISTING THAT I DEEMED COMPARABLE TO THE SUBJECT MOST WEIGHT IS GIVEN TO SALE 2.

• **Small Income : Additional Comments**

CLARIFICATION OF ITEMS #21 & #23 ON PAGE 6 OF THE STATEMENT OF CERTIFICATION
The disclosure acknowledgement of the clients right to a copy of the Summary Appraisal Report DOES NOT constitute an intended user relationship of the appraiser. The client is an intended user of the appraisal report. The disclosure or distribution of this report to any other parties by my client does NOT constitute an intended user by that party even if disclosure or distribution is made by my client. Payment for the appraisal fee has been made directly to the appraiser by the client. The client of this assignment is named in this report & is the party who is the intended user & has an appraiser/client relationship for the purpose of this report.
This report is for the named client in this report. The disclosure or distribution of this report to any other parties by my client does NOT constitute an intended user of this report if disclosure or distribution is made by my client.

I HAVE NOT APPRAISED NOR HAVE I HAD INTEREST IN THIS PROPERTY IN THE PAST 3 YEARS.

NO EMPLOYEE, DIRECTOR, OFFICER, OR AGENT, OR ANY OTHER THIRD PARTY ACTING AS A JOINT VENTURE PARTNER, INDEPENDENT CONTRACTOR, APPRAISAL MANAGEMENT COMPANY, OR PARTNER ON BEHALF OF THE CLIENT HAS INFLUENCED OR ATTEMPTED TO INFLUENCE THE DEVELOPMENT, REPORTING, RESULT, OR REVIEW OF THIS ASSIGNMENT THROUGH COERCION, EXTORTION, COLLUSION, COMPENSATION, INSTRUCTION, INDUCEMENT, INTIMIDATION, BRIBERY OR IN ANY OTHER MANNER.
I HAVE NOT BEEN CONTACTED BY ANYONE OTHER THAN THE INTENDED USER
(THE PURPOSE OF THIS APPRAISAL IS FOR THE CLIENT TO ESTABLISH A POTENTIAL MARKETING OR ASKING PRICE.

THE SUBJECT DWELLING IS TYPICAL IN DESIGN AND SIZE FOR THE NEIGHBORHOOD AND IS WITHIN MARKET TOLERANCE AS THERE ARE DWELLINGS SUPERIOR TO THE SUBJECT IN GLA AND/OR SITE SIZE IN THE SUBJECT NEIGHBORHOOD. ALL SALES CONSIDERED ARE THE MOST APPLICABLE COMPARABLES WITH THE SUBJECT'S AND WERE DISPLAYED.

MARKET VALUE

THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER, EACH ACTING PRUDENTLY, KNOWLEDGEABLY, AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY:

BUYER AND SELLER ARE TYPICALLY MOTIVATED;

BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND EACH ACTING IN WHAT HE CONSIDERS HIS OWN BET INTEREST;

A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET;

PAYMENT IS MADE IN TERMS OF CASH IN U.S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND

THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

*AS PRESENTED IN THE APPRAISAL INSTITUTE MANUAL.

"The time required to sell the subject property, assuming the first day listed is the effective date of the appraisal, to the project closing date, is estimated to be less than 3-6 months Marketing/Exposure Time is defined as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market

Supplemental Addendum

File No. 130 Brush Hill Ct

Borrower	N/A				
Property Address	130 Brush Hill Ct				
City	Gallatin	County	Sumner	State	TN Zip Code 37066
Lender/Client	New Venture Homes LLC				

Value Opinions" address the determination of reasonable exposure and marketing time.

Exposure Time is defined as:

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

I have performed no other services, a tech review, or appraisal on this property, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the last three-year period immediately preceding acceptance of this assignment.

No other individuals provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.

• **USPAP Identification : Comments on Appraisal and Report Identification**

The intended user of this report is New Venture Homes LLC. The intended use is to establish market value of the property under review for mortgage lending purposes.
Parties identified in this item are given disclosure and distribution rights of this Appraisal Report in accordance with the Dodd-Frank Act and the Equal Credit Opportunity Act (ECOA) legislation as amended in 1991. This disclosure privilege does not constitute an intended user relationship with the appraiser. The implied relationship expands the duty to borrowers that would add to appraiser's substantive obligations to lenders in terms of communicating conditions not able to be identified by an appraiser such as structural integrity or continued cooperation of mechanical systems. The appraiser cannot and will not assume the liability for the borrowers' ('s) understanding of the tasks, rules, regulations or standards of care in developing and reporting the appraisal. The appraiser is obligated to perform the appraisal in a non-negligent fashion; however the appraiser does not nor will they now or in the foreseeable future owe the prospective homebuyers the same standard of care in detailed communication of the process that is due to the client and intended users of this appraisal report. No information found within the Appraisal Report will be discussed by the appraiser with any of these parties as it would be a violation of the appraiser-client confidentiality requirements.

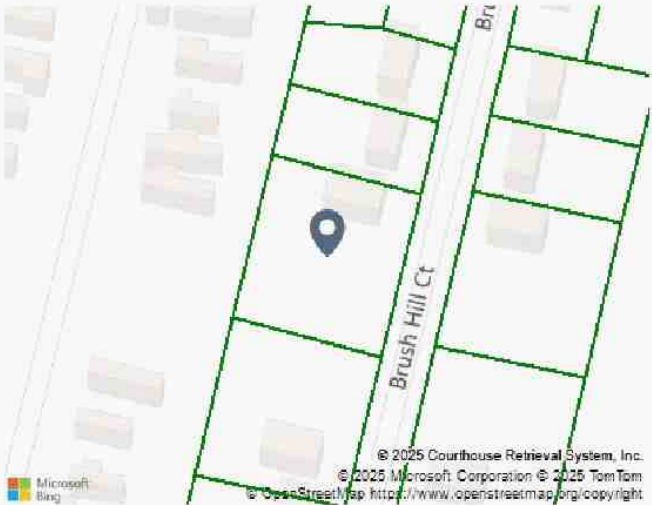


Thomas W Ethridge
Blackwell Realty and Auction
615-604-1263
twe@greatamericantn.com



Wednesday, July 16, 2025

LOCATION	
Property Address	130 Brush Hill Ct Gallatin, TN 37066-7019
Subdivision	Brush Hill
County	Sumner County, TN
PROPERTY SUMMARY	
Property Type	Commercial
Land Use	Apartment
Improvement Type	Apartment
Square Feet	3192
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	135LE 005.00
Special Int	000
Alternate Parcel ID	
Land Map	135L
District/Ward	03
2020 Census Trct/Blk	209.01/1
Assessor Roll Year	2024



CURRENT OWNER	
Name	New Venture Homes LLC
Mailing Address	

SCHOOL ZONE INFORMATION	
Vena Stuart Elementary School	2.6 mi
Elementary: Pre K to 5	Distance
Rucker Stewart Middle School	1.9 mi
Middle: 6 to 8	Distance
Gallatin Senior High School	2.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/16/2025						
Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
11/10/2022	\$750,000	New Venture Homes LLC	Music City Holdings LLC	Warranty Deed	2	6074/307 1436318
11/10/2022	\$675,000	Music City Holdings LLC	Foxwood Properties LLC	Warranty Deed	2	6070/755 1435753
2/20/2020	\$470,000	Foxwood Properties LLC	Larizadeh Jennifer Lynn	Warranty Deed	2	5149/519 1301687
5/2/2013	\$74,550	Larizadeh Jennifer Lynn	Nationstar Mtg LLC	Quit Claim Deed		3799/754 1055647
2/7/2013	\$115,585	Nationstar Mtg LLC	Kinsey Margaret L	Substitute Trustee's Deed		3736/742 1043695
7/1/2005	\$150,000	Kinsey Margaret L		Warranty Deed		2288/782
4/2/2001	\$176,000	Antimie Mihai Etux Angela		Warranty Deed	2	1235/491
7/3/1985		Morris Mortgage Corp			2	503/660
1/1/1984	\$138,000			Accepted Waranty Deed Sale		494/746

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Information Deemed Reliable But Not Guaranteed.

Property Report for 130 BRUSH HILL CT, cont.

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2024	Assessment Year	2024	Gallatin	0.5295
Appraised Land	\$50,000	Assessed Land		Sumner	1.421
Appraised Improvements	\$276,100	Assessed Improvements			
Total Tax Appraisal	\$326,100	Total Assessment	\$130,440		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$690.68	\$1,853.55	\$2,544.23
2023	\$96.97	\$272.94	\$369.91
2022	\$96.97	\$274.15	\$371.13
2021	\$96.97	\$274.15	\$371.13
2020	\$96.97	\$274.15	\$371.13
2019	\$96.97	\$274.15	\$371.13
2018	\$117.22	\$296.00	\$413.22
2017	\$117.22	\$296.00	\$413.22
2016	\$117.22	\$296.00	\$413.22
2014	\$117.22	\$296.00	\$413.22
2011	\$862.11	\$1,351.51	\$2,013.62

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/10/2023	\$600,000	New Venture Homes LLC	First Financial	6098/448 1440137
09/14/2020	\$350,000	Foxwood Properties LLC	Wilson Bank & Trust	5447/753 1343325
02/20/2020	\$685,000	Foxwood Properties LLC	Wilson Bank And Trust Cool Springs Office	5149/522 1301688
04/30/2018	\$133,000	Larizadeh Jennifer L	Hancock Mortgage Partners	4737/86 1231459
07/01/2005	\$30,000	Kinsey Dale A Kinsey Margaret L	First Magnus Financial	2288/812
04/06/2001	\$70,400	Antimie Mike Antimie Angela	Countrywide	1235/495
04/06/2001	\$70,400	Antimie Mike M Antimie Angela	Countrywide	1235/512

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Apartment	Condition	Average	Units
Year Built	1984	Effective Year	2007	Stories2
BRs		Baths	4 F H	Rooms
Total Sq. Ft.	3,192			
Building Square Feet (Living Space)			Building Square Feet (Other)	
Base 1596			Open Porch Finished 186	
Upper Story Finished 1596				

- CONSTRUCTION

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Property Report for 130 BRUSH HILL CT, cont.

Quality	Below Average	Roof Framing	Gable/Hip
Shape		Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Below Average
Common Wall		Floor Finish	Carpet Combination
Foundation	Continuous Footing	Interior Finish	Drywall
Floor System	Wood W/ Sub Floor	Air Conditioning	Cooling Split
Exterior Wall	Siding Below Avg	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	12
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	3250	2000	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Apartment	Lot Dimensions	165.94X152.98 IRR
Block/Lot	/5	Lot Square Feet	
Latitude/Longitude	36.356983°/-86.434653°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Public	District Trend	
Sewer Source	Public	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Brush Hill	Plat Book/Page	11/128
Block/Lot	/5	District/Ward	03
Description	Plat: 11 Page: 128 Block: Lot: 5 Subd: Brush Hill		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Xfinity	CABLE	No	1200 Mbps	
Viasat	SATELLITE	No	100 Mbps	
AT&T	DSL	No	75 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47165C0431G	04/17/2012

Tax card

Building Sketch

Borrower					
Property Address	130 Brush Hill Ct				
City	Gallatin	County		State	TN Zip Code 37066-7019
Lender/Client					

