RETURN

Zillow

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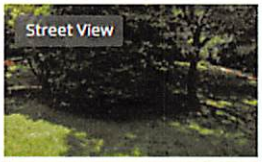

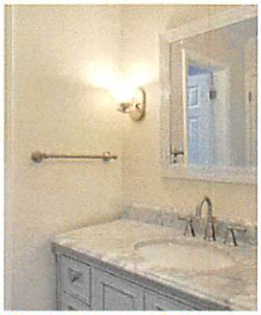

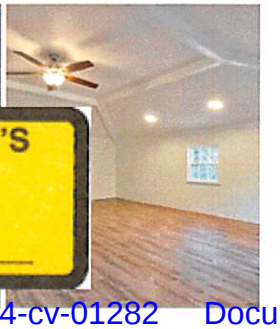

PLAINTIFF'S EXHIBIT
I

4 bd 3 ba 2,640 sqft

1986 Sunnyside Dr, Brentwood, TN 37027

Sold: $540,000 Sold on 02/18/20 Zestimate®: **$814,200**

Home value

Zestimate

$814,200

Zestimate range

$749,000 - $887,000

Last 30-day change

+ $13,226 (+1.7%)

Zestimate per sqft

$308

Inside the Zestimate

The Zestimate is Zillow's best estimate of a home's value. It is based on a blend of valuation methods, each of which may produce a different estimate depending on the available data.

ESTIMATE BASED ON

Comparable homes	**$891,193**
Local tax assessments	**$767,843**

Local Home Values 1 year 5 years 10 years

This home --

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PLAINTIFF'S EXHIBIT I-1

- RENTAL ZESTIMATE : $3,221/mo

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Close

Estimated net proceeds

$325,558

Est. selling price of your home	$ 814,200
Est. remaining mortgage ?	$ 416,931
Est. prep & repair costs ?	$6,000
Est. closing costs ?	$65,712
Est. total selling costs (9%)	**$71,712**

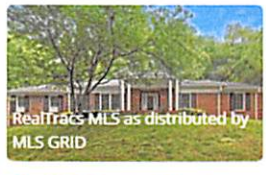
All calculations are estimates and provided for informational purposes only. Actual amounts may vary.

Comparable homes

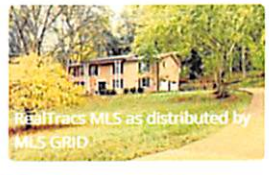
These are recently sold homes with similar features to this home, such as bedrooms, bathrooms, location, and square footage.

OUR NEIGHBOR'S HOUSE

This home
$814,200
Sold
4 beds
3 baths
2640 sqft
$308 / sqft



1 1969 Sunny Side Dr
$820,000
Sold 8 months ago
3 beds
3 baths
2598 sqft
$316 / sqft
MLS ID #2250642, Vivian Armstrong, 615-815-9132, 615-815-9132



2 2011 Sunny Side Dr
$720,000
Sold 12 months ago
4 beds
3 baths
3429 sqft
$210 / sqft
MLS ID #2202892, Rachel Barry Stinson, 615-397-4307, 615-200-8679

3 2011
$720,0
Sold
4 beds
3 baths
3429 sq
$210 / s

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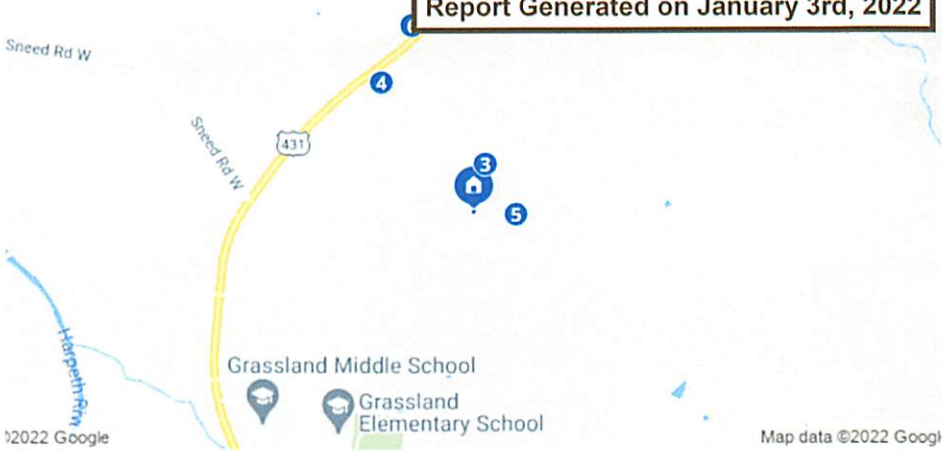
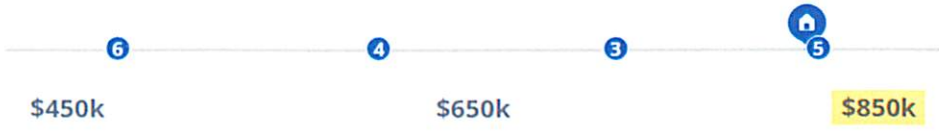


Comparative value

Here's how this home's value estimate compares to similar homes nearby.



Overview

ALL BRICK RANCH*CUL-DE-SAC LOCATION*HUGE BEDROOMS & BONUS ROOM*9FT CEILINGS & CROWN MOLDING IN LIVING RM, DINING RM, & FOYER*HEATED FLR IN GUEST BATH*PRIVATE WOODED LOT*CONVENIENT TO NASHVILLE, BRENTWOOD & FRANKLIN

Facts and features

Edit

- Singlefamily
- Built in 1977
- Forced air, electric
- Central
- 5 Parking spaces
- 1.05 Acres

Interior details

Bedrooms and bathrooms
Bedrooms: 4
Bathrooms: 3
Full bathrooms: 2
1/2 bathrooms: 1

Basement
Basement: Unfinished

Flooring
Flooring: Hardwood

Heating
Heating features: Forced air, Electric

Cooling
Cooling features: Central

Appliances
Appliances included: Dishwasher, Garbage disposal, Microwave, Range / Oven

Other interior features
Total interior livable area: 2,640 sqft
Fireplace: Yes

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As of the date of this report, the Owner appears to be using the Property as a Rental.

Though it seems strange to pay $540k to purchase a home for a RENTAL. Based upon my 17-Years as a Licensed Tennessee Real Estate Agent, I believe that the Owner is doing this, to "HOLD" the property. Essentially for free, while paying down the debt. As the VALUE of this property exponentially INCREASES over the next 10-15 years.

Property details

Report Generated on January 3rd, 2022

Parking
Total spaces: 5
Parking features: Garage - Attached, Off-street, Covered

Property
Exterior features: Shingle, Brick, Cement / Concrete
View description: Park, Mountain

Lot
Lot size: 1.05 Acres

Other property information
Parcel number: 094013JA03500

Construction details

Type and style
Home type: SingleFamily

Material information
Foundation: Crawl/Raised
Roof: Asphalt

Utility
Water information: City Water

Condition
Year built: 1977

Community and Neighborhood Details

Location
Region: Brentwood

Other financial information
Annual tax amount: $2,147

Other facts
Basement Description: Crawl
Floor Types: Finished Wood
Oven Source: Electric
Sewer System: Septic Tank
Bedroom 1 Description: Master BR Downstairs
Construction Type: All Brick
Cooling System: Central
Garage Capacity: 2
Heating Source: Electric
Heating System: Central
Water Source: City Water
Garage Description: Attached - SIDE
Interior Other: Ceiling Fan, Storage, Wood Burning FP
Living Room Description: Fireplace
Oven Description: Double Oven
Range Description: Cooktop
Patio/Deck: Deck
Built Information: Renovated
Basement Type: Other
Kitchen Description: Eat-In
Master Bath Description: Ceramic
Dining Room Description: Separate
Range Source: Gas
Fence Type: Partial
Area: 10-Williamson County
County: Williamson County, TN
Cooling Source: Gas
Contingency Type: Inspection
Property Class: Residential
Sq. Ft. Measurement Source: Prior Appraisal
Acreage Source: Calculated from Plat
Full Baths Main: 2
New Construction: 0
Number Of Fireplaces: 1
Number Of Stories: 2.00
Half Baths Main: 1
Kitchen Dimensions: 13x11
Rec Room Dimensions: 25x20
Tax Amount: 2080
Sq. Ft. Main Floor: 2640
Mls Status: Under Contract - Showing
Standard
Contract
Listing Ty

PLAINTIFF'S EXHIBIT I-3

RETURN

Due to the LOCATION, the massive growth of the Greater Nashville Area, along with the unique characteristics of this property, I had estimated that it would be worth a MILLION DOLLARS and that we would have it completely paid-off within that time period. (Our Retirement "Nest Egg".)

So far the property has been outperforming even my investment expectations. Between 2/18/2020 & 1/3/2022, it appreciated another $300k in VALUE. WORTH over $800k, while we only owed $300k.

Which is the RETURN on our Pre-Marital Retirement Funds, INVESTED in Williamson County Real Estate!

STOLEN: "Under Color of Law" by Judge Michael W. Binkley, Attorney Virginia Lee Story, Attorney Mary Beth Ausbrooks, with the help of a HALF-DOZEN of their POWERFUL FRIENDS and ASSOCIATES!

OUR COURT ORDERED AUCTION After WE INVESTED $200k MORE PLUS 9-Years of Hard Work!

We INSTANTLY LOST about $250k the DAY that our home AUCTIONED!

Price history

Auction Investor Resold 4-Months Later On the Market for a $200,000 Profit!

Date	Event	Price	
2/18/2020	Sold	$540,000 (-10%)	$205/sqft
Source: Public Record Report			
1/13/2020	Price change	$599,990 (-3.2%)	$227/sqft
Source: Benchmark Realty, LLC Report			
12/27/2019	Price change	$619,900 (-3.1%)	$235/sqft
Source: Benchmark Realty, LLC Report			
12/5/2019	Listed for sale	$639,900 (+97.3%)	$242/sqft
Source: Benchmark Realty, LLC Report			
10/30/2019	Sold	$324,359 (-7.3%)	$123/sqft
5/12/2011	Sold	$350,000	$133/sqft
Source: Public Record Report			
4/22/2011	Listing removed	$360,000	$136/sqft
Source: Zeitlin & Co., Realtors Report			
9/30/2010	Listed for sale	$360,000 (+42.3%)	$136/sqft
Source: Zeitlin & Co., Realtors Report			
7/13/2005	Sold	$253,000 (+11%)	$96/sqft
Source: Public Record Report			
8/10/1998	Sold	$228,000	$86/sqft
Source: Public Record Report			

Our Initial Purchase. Home Needed Massive Core Improvements for Health & Safety!

Public tax history

Year	Property Taxes	Tax Assessment
2020	$2,147	$96,725
2019	$2,147 (+3.2%)	$96,725
2018	$2,080	$96,725
2017	$2,080	$96,725
2016	--	$96,725 (+23.7%)
2015	--	$78,175
2014	--	$78,
2013	--	$78,
2012	--	$78,
2011	--	$78,

PLAINTIFF'S EXHIBIT I-4

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2007	$1,462	$63,278
2006	$1,462 (+9.8%)	$63,278 (+35%)
2005	$1,331	$46,873

SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!

Neighborhood: 37027

Nearby homes

$540,000
4 bd 3 ba 2.6k sqft
1986 Sunny Side Dr, Brentwood, TN 370...
Sold

$728,100
-- bd 2 ba 80 sqft
1980 Sunny Side Dr, Brentwood, TN 370...
Off Market

MLS ID #2103371

Nearby schools in Brentwood

Elementary: Grassland Elementary
Middle: Grassland Middle School
High: Franklin High School

GreatSchools rating

7/10 **Grassland Elementary**
Grades: K-5 Distance: 0.8 mi

9/10 **Grassland Middle School**
Grades: 6-8 Distance: 0.9 mi

9/10 **Franklin High School**
Grades: 8-12 Distance: 5 mi

PLAINTIFF'S EXHIBIT
I-5

Report Generated on January 3rd, 2022