



Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

RED FLAGS	RED FLAGS	RED FLAGS	RED FLAGS	RED FLAGS
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Damaged	<input type="checkbox"/> Not Secure	<input type="checkbox"/> Construction	<input type="checkbox"/> Natural Disaster
<input type="checkbox"/> Environmental	<input type="checkbox"/> Boarded	<input type="checkbox"/> Safety Concerns	<input type="checkbox"/> Zoning	<input type="checkbox"/> Vandalism
<input type="checkbox"/> Subject Not Visible	<input type="checkbox"/> Illegal Units	<input type="checkbox"/> Emergency Repairs	<input type="checkbox"/> Stigma	<input type="checkbox"/> Other

Subject Recent Listing History			
Last Known Sale Date	UNKNOWN	Last Known Sale Price	
Listed in Last 36 Months	No	Status	
Original List Date		Original List Price	
DOM		Current List Price	
Listing Agent		Listing Agent Phone	

Market Information			
Value Trend		--%	Current Market Conditions
			Stable
		12 months	REO Trend
			Stable

CONDITION	AVERAGE

Subject Property Information													
Location		Suburban		Assessor Market Value		\$385,100		County		Davidson			
Fair Market Rent		\$1,800		Taxes Current?		No		APN					
Zoning Code		R1		Zoning Compliance		Legal		Zoning Description		None			
Current Use		Residential		Best Use		Yes		Explain					
HOA	No	HOA Name								HOA Contact			
Fee	/mo	Fees Current?				Delinquent Amt		-		HOA Phone			
Fees Include		<input type="checkbox"/> Insurance		<input type="checkbox"/> Landscaping		<input type="checkbox"/> Pool		<input type="checkbox"/> Tennis		<input type="checkbox"/> Other:			
Known Litigation		Explain										-	

Subject and Comparable Sales and Listings Characteristics									
Attribute	Subject	Comp Sale 1	Comp Sale 2	✓ Comp Sale 3	✓ Comp List 1	Comp List 2	Comp List 3		
Address	123 Rainbow St	927 W Eastland Ave	119 N 9th St	1018 Granada Ave	713 Lischey Ave	1131 Sharpe Ave	204 Noonan Ct		
Unit	-	-	-	-	-	-	-		
City	Nashville	Nashville	Nashville	Nashville	Nashville	Nashville	Nashville		
State, Zip	TN, 37206	TN, 37206	TN, 37206	TN, 37206	TN, 37206	TN, 37206	TN, 37206		
Proximity		0.88 Miles	0.48 Miles	1.09 Miles	1.05 Miles	1.2 Miles	1.64 Miles		
Property Type	SF-Detached	SF-Detached	SF-Detached	SF-Detached	SF-Detached	SF-Detached	SF-Detached		
Info Source	MLS	MLS	MLS	MLS	MLS	MLS	MLS		
Condition	Average	Average	Average	Good	Average	Average	Good		
GLA (Abv Grade)	1,100	1,010	1,230	1,163	925	1,088	1,316		
# Rooms/Bed/Bath	5 2 1.0	5 2 1.0	6 3 1.1	6 2 2.0	6 3 1.0	5 2 1.0	6 3 1.1		
Basement	None	None	None	None	None	None	None		
Basement Sq.Ft.									
Basement Fin%	0	0	0	0	0	0	0		
Basement in GLA	No	No	No	No	No	No	No		
Lot Size	8,712 Sq.Ft.	6,098 Sq.Ft.	1,742 Sq.Ft.	6,534 Sq.Ft.	8,586 Sq.Ft.	10,560 Sq.Ft.	10,873 Sq.Ft.		
Year Built	1950	1938	1948	1947	1962	1937	1963		
Garage/Carport	Carport	None	None	None	None	None	None		
# of Cars	1	0	0	0	0	0	0		
Parking	Assigned	On-Street	On-Street	On-Street	Off-Street	Off-Street	Off-Street		
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential		
View Comparability		Equal	Equal	Equal	Equal	Equal	Equal		
Waterfront	No	No	No	No	No	No	No		
Style	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch		
Construction	Framed	Framed	Framed	Framed	Framed	Framed	Framed		
HOA Fees	\$0 /mo	\$0 /mo	\$0 /mo	\$0 /mo	\$0 /mo	\$0 /mo	\$0 /mo		
Design & Appeal		Equal	Superior	Equal	Inferior	Equal	Superior		
Pool	No	No	No	No	No	No	No		
Gated	No	No	No	No	No	No	No		
Waste Disposal	Public Sewer	Public Sewer	Public Sewer	Public Sewer	Public Sewer	Public Sewer	Public Sewer		
Water Source	Public	Public	Public	Public	Public	Public	Public		
Fireplace	0	0	0	0	0	0	0		
Finance Type		Conventional	Conventional	Conventional	Conventional	Conventional	Conventional		
Sale Type		Owner/Resale	Owner/Resale	Owner/Resale	Owner/Resale	Owner/Resale	Owner/Resale		
Original List Date		10/24/2021	03/05/2022	03/31/2022	05/14/2022	05/16/2022	05/16/2022		
DOM		30	24	28	4	2	2		
Original List Price		\$460,000	\$379,900	\$468,500	\$450,000	\$485,000	\$545,000		
List Price at Sale		\$460,000	\$475,200	\$468,500					
Sale/Current List Price		\$460,000	\$475,200	\$526,100	\$459,000	\$485,000	\$545,000		
Sale Date		11/23/2021	03/29/2022	04/28/2022					
# Price Changes		0	1	0	1	1	1		
\$/Sq.Ft.	\$433	\$455	\$386	\$452	\$496	\$446	\$414		
Sales Concessions		\$0	\$0	\$0					

Price Estimates			
As-is 90-120 Day Probable Sale Price	\$476,000	Repaired 90-120 Day Probable Sale Price	\$476,000
As-is 90-120 Day Probable List Price	\$486,000	Repaired 90-120 Day Probable List Price	\$486,000
Probable Quick Sale Price	\$466,000	Quick Sale Discount %	2.1 %
Estimated Lot Value Low	\$75,000	Estimated Lot Value High	\$85,000

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED



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Comparable Sales and Listings Remarks
<div>Comp Sale 1 Agent Remarks:</div> <p>Comparable is equal in location, Condition, Year built, GLA, Bedrooms and Bathrooms.</p> <div>Comp Sale 1 MLS Remarks:</div> <p>Great Location, steps from Mas Taco, Pharmacy Buger, Cajun Bros. This is a charm. Completely renovated.</p>
<div>Comp Sale 2 Agent Remarks:</div> <p>Comparable is equal in location, Condition, Year built, Bathrooms. Superior in GLA and Bedrooms.</p> <div>Comp Sale 2 MLS Remarks:</div> <p>Picture perfect 1940's bungalow with all the charm in the heart of East Nashville. Steps from dozens of East Nashvilles best restaurants, coffee shops, breweries and retail. This property offers an amazing opportunity for both owner occupants and investors looking for an income producing rental. Gorgeous original hardwoods fill the home, updated kitchen with concrete counters, mosaic tile backsplash, and stainless appliances. Two updated baths, large deck off the back of the home, fenced in fron</p>
<div>Comp Sale 3 Agent Remarks:</div> <p>Comparable is equal in location, Year built, Bedrooms and GLA. Superior in Condition, Bathrooms.</p> <div>Comp Sale 3 MLS Remarks:</div> <p>Eclectically charming home perfectly stanced on a corner lot, walking distance to great food, coffee & brew. Recently renovated (2016) into an open concept living space with exposed brick & beams, and bright kitchen. A serene suite retreat awaits you in the finished attic. Separate office nook & hobby space off the living room. Spacious patio underneath a pergola. Roof & windows are six years old. Perfect for a minimalists lifestyle and/or those that wish to have privacy between the bedroom &</p>
<div>Comp List 1 Agent Remarks:</div> <p>Comparable is equal in location, Condition, Bathrooms, Year built. Inferior in GLA. Superior in Bedrooms.</p> <div>Comp List 1 MLS Remarks:</div> <p>This beautiful Arrington Heights home has been COMPLETELY RENOVATED, offering a modern touch coupled with elements like original hardwood floors retouched from the 1900s. Brand new granite countertops with fresh modernized white cabinets, gray backsplash, and stainless steel appliances.</p>
<div>Comp List 2 Agent Remarks:</div> <p>Comparable is equal in location, Condition, Year built, GLA, Bedrooms and Bathrooms.</p> <div>Comp List 2 MLS Remarks:</div> <p>Adorable story book cottage in the heart of East Nashville! Fenced in back yard! Only a five minute walk to Publix, Pearl Diver, The UrbanJuicer, & several coffee shops and less than a mile to Rosepepper Cantina, Graze, Jeni's, Samurai Sushi, and more.</p>
<div>Comp List 3 Agent Remarks:</div> <p>Comparable is equal in location, Year built, Bathrooms. Superior in Condition, Bedrooms, GLA.</p> <div>Comp List 3 MLS Remarks:</div> <p>Updated ranch walking distance to Shelby Park and Green-way. Just minutes away from Down Town, Five Points, Shops and Restaurants.</p>



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Addendum
Subject property is currently listed at \$499999. Based on exterior drive-by inspection subject property appears to be in average condition. There were no negative property features noted and no apparent repairs recommended. The interior is assumed to be in the same condition as the exterior. Subject is a Ranch style home. The search for comparables was expanded to a 1.5 mile radius from the subject, back 1 year from today and +/-20% of the subjects GLA, +/-20 years of the subjects built date, similar condition and style. There was no visible house number on the subject so a street sign and neighboring property address has been provided. Subject was located by GPS, public records and process of elimination.

Vendor QC Audit Comments
None

QC Analyst Comments
None

Subject Repair Estimates					
Interior Items	Comments	Est. Cost	Exterior Items	Comments	Est. Cost
Interior Paint		\$0	Exterior Paint		\$0
Drywall/Plaster		\$0	Siding/Trim		\$0
Flooring		\$0	Roof		\$0
Electrical/Plumbing		\$0	Gutters/Downspouts		\$0
Kitchen		\$0	Exterior Doors		\$0
Bathrooms		\$0	Windows		\$0
Interior Doors		\$0	Structural		\$0
Heating/Cooling		\$0	Garage		\$0
Mold/Discoloration		\$0	Pool/Spa		\$0
Interior Other 1		\$0	Exterior Other 1		\$0
Interior Other 2		\$0	Exterior Other 2		\$0
TOTAL AMOUNT		\$0			
What will the condition rating be after the recommended repairs are completed?					

Subject Market Potential						
Estimated occupancy for subject's neighborhood (must total 100%)	75%	Owner	15%	Tenant	10%	Vacant
Current occupant is most likely	Homeowner					
In its current condition would the subject qualify for FHA financing?	Yes					
If no, explain:						
Does the subject property conform to the neighborhood (condition, age, style, etc.)?	Yes					
Does the subject property appear to have been updated?	No					
If yes, explain:						
Is subject in an investor-driven market?	No					
Most likely buyer of subject property?	Owner Occupant					
Subject market has (or is) experiencing revitalization or high remodel activity?	No					
If yes, explain:						
What is the predominant condition in subject's neighborhood?	As/Is					
Is the subject a good candidate for rehab?	No					
Recommended marketing strategy?	As/Is					

Marketability			
Number of Comparable Sales in Subject's neighborhood during the past 12 months?	8		
Price Range	\$350,000	to	\$550,000
Number of Competitive Listings in Subject's neighborhood on the market?	12		
Price Range	\$350,000	to	\$550,000
Current inventory of comparable properties in subject's neighborhood?	Balanced		
Property Values for comparable properties have	Remained Stable		
Typical Marketing Time (average DOM of comparable sales)	90		
Marketing Time Trend	Stable		
REO Trend	Stable		
What is the typical price discount % between arms-length and REO/Short Sales?	0		
Median monthly market rent for comparable properties	\$1,750		
Industrial within 0.25 miles?	No		
Employment Conditions	Stable		
Neighborhood Description:			
Established neighborhood that is located close to many amenities. These include schools, shopping, places of worship, recreation facilities, commuter routes and medical facilities. The area predominant occupancy is owner occupied at 75%, tenant occupancy is at 15% and the area has a vacancy rate of 10%.			
General Comments about Market Conditions in subject's neighborhood/ market area:			
The market is currently stable, and is expected to remain stable for the next 6 months.			



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CERTIFICATION & LIMITING CONDITIONS OF SALES AGENT OR BROKER

I certify and hereby confirm:

The subject property inspection for a Broker Price Opinion, whether interior or exterior, is not a 'home inspection' and should not be construed as such. As part of the valuation process the real estate agent performs a non-invasive visual inspection that is not intended to reveal defects or detrimental conditions that are not readily apparent. Any subsequently discovered defects or detrimental conditions could adversely affect the agent's opinion of value, and a reconsideration would be warranted. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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 have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 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 dollar 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 a Broker Price Opinion.
- I did not base, either partially or completely, my analysis and/or the opinion of value in this 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 of the present owners or occupants of the properties in the vicinity of the subject property.
- I have made a personal inspection of the property that is the subject of this report.
- By virtue of my license, experience and training, I satisfy the competency rule, have met the state and federal requirements for completing a Broker Price Opinion, and have the skills and knowledge to produce a credible and reliable value conclusion.
- I have met the education and continuing educational requirements for my license.
- I have followed the applicable laws and regulations of the state where I am licensed, as well as, all federal laws governing the completion of a Broker Price Opinion.

SIGNATURE

- Agent/Broker Name:
- License Number:
- Licensing State:
- Expiration Date:
- Company Name:
- Company Address:
- Distance from Subject:
- Telephone Number:
- Email Address:

- E- Signature:

COMPLIANCE & DISCLAIMER

Federal Compliance:

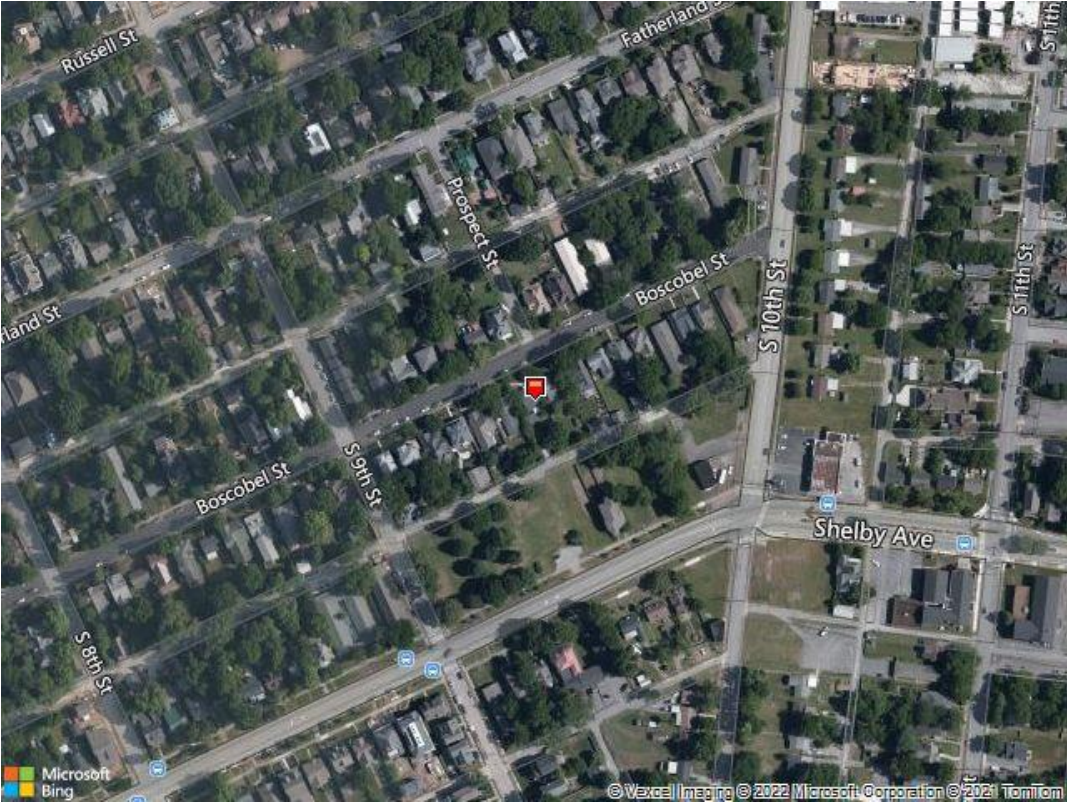
This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

State Compliance:

This is not an appraisal.


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AERIAL MAP



Distant Map

AERIAL MAP



Proximate Map

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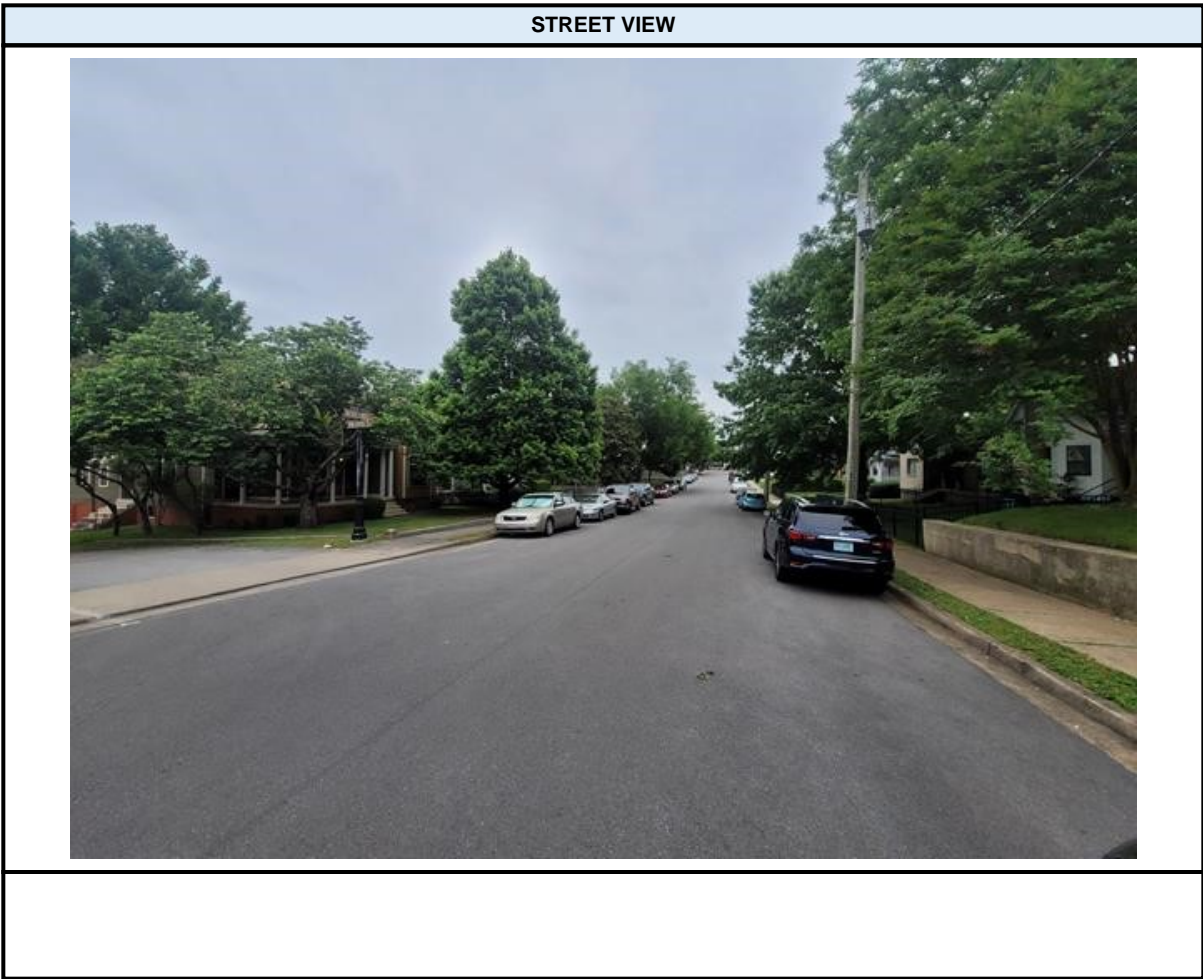
FRONT VIEW



FRONT ANGLED VIEW



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ADDRESS VERIFICATION



REAR OF DWELLING



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RIGHT SIDE OF DWELLING



LEFT SIDE OF DWELLING



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BACKYARD



EXTERIOR PHOTO



Street sign

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INTERIOR PHOTO



Kitchen


INTERIOR PHOTO



Bathrooms

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INTERIOR PHOTO



Bedrooms 2

INTERIOR PHOTO



Bedrooms

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INTERIOR PHOTO



Dining room

INTERIOR PHOTO



Family rooms

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INTERIOR PHOTO



Living room



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Subject MLS Data - Page 1

123 Rainbow St, Nashville, TN, 37206 MLS Name: RTMLS MLS#: 2375590 List Price: \$499,999 Sold Price:
DOM/CDOM: 26/ Conc: List Date: 04/15/2022 Pending Date: 04/19/2022 Sold Date:



Property Type	Single Family Residence	Subdivision	W W Tottens
Number of Units		Builder Name	
Above Grade Fin. Area	1,100	Elem School District	
Price/SqFt	454.54		
Number of Rooms		Elem School	Warner Elementary Enhanced Option
Beds/Baths	2/1.0	Middle School District	
Year Built	1950		
Eff Yr Blt or Remodeled Date	1950	Middle School	Stratford STEM Magnet School Lower Campus
Garage/Carport	None	High School District	
Lot Size	8712		
Lot Dimensions	50 X 175	High School	
Additional Parcels		Stratford STEM Magnet School Upper Campus	

Public Remarks

Charming East Nashville home in one of the most desirable areas. This cozy 2 bedroom,1 bathroom, hardwood under carpet in bedrooms, hallway and living room areas, fencend in yard, 2 storage sheds with a covered carport and covered patio. Central Heat and air only 2-3 years old. Choice location just minutes to Five Points, Downtown and Shelby Parks. Home Sold-as-Is.

Exterior Features	Interior Features	Construction & Utilities	County & Tax
Style-Other	Kitchen Features-Dishwasher, Refrigerator	Foundation Type-	County-Davidson County
Condition-		Flooring-Carpet, Finished Wood, Laminate, Vinyl	Legal Desc-
Stories-1			
Entry Level-	Laundry-	Roofing-Shingle	
Parking Features-Alley Access, Gravel	Other Interior Features- Ceiling Fan(s)	Cooling-Central Air, Electric	APN-08216035000
Waterfront/Access-		Heating-Central, Natural Gas	DOH-
View-		Utilities-	Taxes/Yr-3166/
Private Pool/Spa-No/	Basement Y/N-Crawl Space	Electricity-	Tax Assessment-
Lot Features-Rolling Slope	Basement Type-Crawlspace	Elec Description-	Ownership-
Porch/Patio-Covered Patio, Patio	Basement % Finished-	Water-PUBLIC	Land Lease Fee Amount-/
Horse/Golf-/	Basement Fin SqFt-	Sewer-Public Sewer	Land Lease Exp Date-
Exterior Features-Storage Back Yard	Fireplace-	Gas-	Latitude-36.17187200
WalkScore-	Door Features-	Other Equip Included-	Longitude--86.75369600
	Window Features-		Zoning-
	Furnished-		Zoning Description-
Community Features-	Main Level Bathrooms-	Construction Materials-Vinyl Siding	
	Main Level Bedrooms-2	Common Walls-	

Homeowner Association Information

HOA Y/N	N	HOA Name		HOA Phone#	
HOA Fee	/	HOA Fee Includes			
HOA Amenities					

Listing History

MLS #	Status	Price	% Change	Date	DOM	CDOM
2375590	Active Under Contract	\$499,999		04/19/2022	26	
2375590	Active	\$499,999		04/15/2022	26	

Listing Information		Additional Sales Information	
Original List Price		REO/Short Sale	No
Total # Price Changes		Occupancy Type	
Status Change Date		Home Warranty	
Listing Agent		Sale Price%/List Price	
Listing Agent Phone		Contingency	
Listing Office		Current Financing	
Listing Terms		Expiration Date	
Exclusions:		Inclusions:	



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Subject MLS Data - Page 2



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Subject Public Record Data

Owner and Property Information

Owner's Name					
Legal Description	LOT 9 W W TOTTENS ADDN				
Standard Use Desc	Single Family Residential		Zoning Code	R8	
Parcel #			Property Zoning Category	R8	
Secondary Parcel #			Census Tract	019200	
Legal Lot	50 X 175		Legal Subdivision	W W TOTTENS ADD	
Legal Lot 2	9		School District	Metropolitan Nashville Public School District	

Property Characteristics

# Units	0	Construction Type	Frame
GLA	924	Building Condition	Average
# Rooms	5	Architectural Style	
Bedrooms	2	# Stories	1
Bathrooms	1	Basement Type	
Year Built	1950	Below Grade Total Area	
Effective Year Built	1950	Pool	
Lot Size	8712	Porch/Patio	/
Lot Dimensions	50 X 175	Heating Type	Central
Car Storage	Carport	Cooling Unit	Central
Car Storage Size	2	Sewer Type/Water Source	/

Interior Features -

Exterior Features - 2 Tile

Location Features -

Tax Assessment

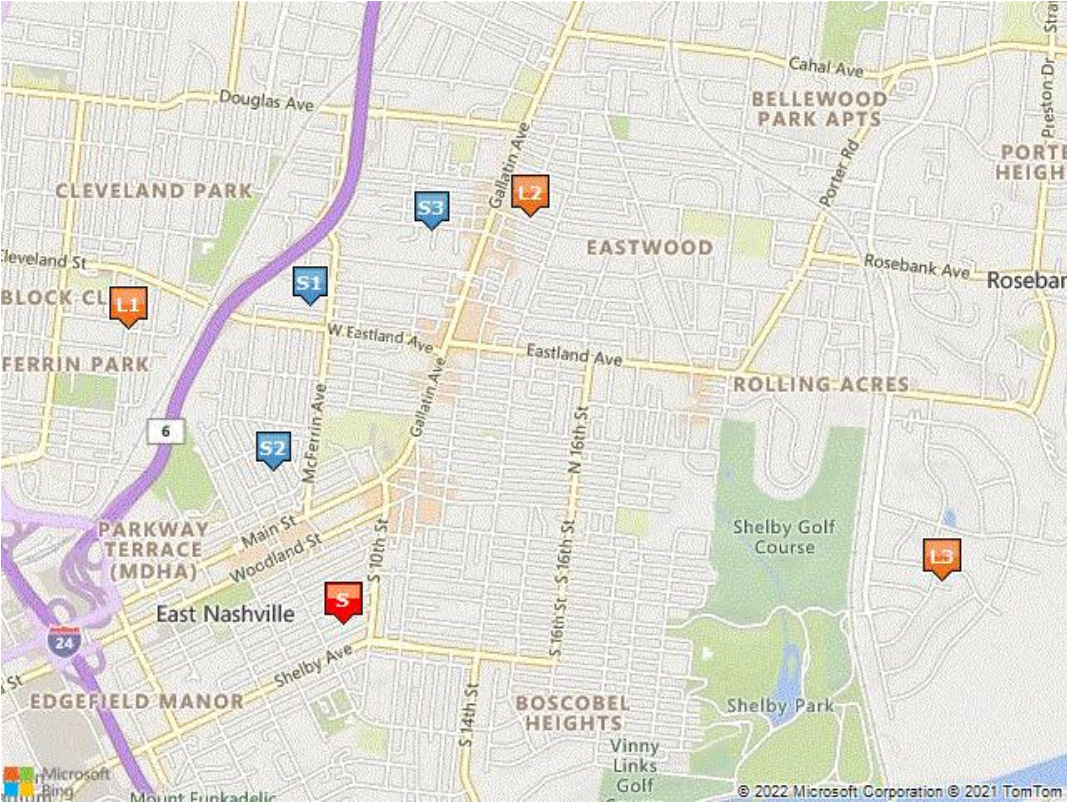
Assessor Market Value	\$385,100	Tax Improvement %	15.87%
Tax Assessed Value	\$96,275	Tax Exemption	N/A
Tax Improvement Value	\$15,275	Tax Delinquent Year	
Tax Land Value	\$81,000	Last Sale Recording date	
Total Tax Amount	\$1,155	Close Price	

Subject MLS History

MLS #	Date	Event	Amount	\$/SqFt	% Change	Source
2375590	04/15/2022	Active Under Contract	\$499,999	\$455		MLS
2375590	04/15/2022	Active	\$499,999	\$455		MLS

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MAP



The map displays a section of East Nashville, Tennessee. Key streets include Douglas Ave, Cleveland St, Main St, Woodland St, S 10th St, S 14th St, S 16th St, N 16th St, Eastland Ave, W Eastland Ave, Gallatin Ave, Cahal Ave, Rosebank Ave, and Porter Rd. Landmarks and parks shown are Cleveland Park, Parkway Terrace (MDHA), Edgely Park, Bellewood Park Apts, Eastwood, Rolling Acres, Shelby Golf Course, Shelby Park, and Vinny Links Golf. The map also shows the location of the Nashville International Airport (BNA) and the Nashville Convention Center. The map is credited to Microsoft and TomTom.

Map

COMPARABLE SALE 1




The photograph shows a single-story house with white horizontal siding and a dark grey or black gabled roof. The house has a central front door with a small porch supported by dark columns. There are two windows on either side of the door, each with dark shutters. The house is set on a grassy lot with some landscaping, including small shrubs and a concrete walkway leading to the front steps. The background shows trees and a clear blue sky.



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Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 1 MLS Data - Page 1

927 W Eastland Ave, Nashville, TN, 37206 MLS Name: RTMLS MLS#: 2302983 List Price: \$460,000 Sold Price: \$460,000
DOM/CDOM: 30/ Conc: \$0 List Date: 10/24/2021 Pending Date: 11/08/2021 Sold Date: 11/23/2021

	Property Type	Single Family Residence	Subdivision	Richmond
	Number of Units		Builder Name	
	Above Grade Fin. Area	1,010	Elem School District	
	Price/SqFt	455.45		
	Number of Rooms	5 (ASSR)	Elem School	Hattie Cotton Elementary
	Beds/Baths	2/1.0	Middle School District	
	Year Built	1938		
	Eff Yr Blt or Remodeled Date	1938	Middle School	Jere Baxter Middle School
	Garage/Carport	2 Garage	High School District	
	Lot Size	6098		
	Lot Dimensions	50 X 130	High School	
	Additional Parcels		E Literature Magnet	

Public Remarks

Great Location, steps from Mas Taco, Pharmacy Buger, Cajun Bros. This is a charm. Completely renovated.

Exterior Features		Interior Features		Construction & Utilities		County & Tax	
Style-	Kitchen Features- Dishwasher,Refrigerator	Laundry-		Foundation Type-		County-Davidson County	
Condition-				Flooring-Finished Wood		Legal Desc-	
Stories-1							
Entry Level-	Other Interior Features-		Roofing-		APN-08208010900		
Parking Features-Driveway,On Street			Cooling-Central Air		DOH-		
Waterfront/Access-			Heating-Central,Natural Gas		Taxes/Yr-1992/		
View-	Basement Y/N-Crawl Space		Utilities-		Tax Assessment-		
Private Pool/Spa-No/	Basement Type-Crawlspace		Electricity-		Ownership-		
Lot Features-	Basement % Finished-		Elec Description-		Land Lease Fee Amount-/		
Porch/Patio-	Basement Fin SqFt-		Water-PUBLIC		Land Lease Exp Date-		
Horse/Golf-/	Fireplace-		Sewer-None		Latitude-36.18526400		
Exterior Features- Back Yard	Door Features-		Gas-		Longitude--86.75539300		
	Window Features-		Other Equip Included-		Zoning-		
WalkScore-	Furnished-		Construction Materials-Brick,Wood Siding		Zoning Description-		
Community Features-	Main Level Bathrooms-						
	Main Level Bedrooms-2						Common Walls-

Homeowner Association Information

HOA Y/N		HOA Name		HOA Phone#	
HOA Fee	/	HOA Fee Includes			
HOA Amenities					

Listing History

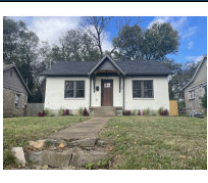
MLS #	Status	Price	% Change	Date	DOM	CDOM
2302983	Sold	\$460,000		11/23/2021	30	
2302983	Pending	\$460,000		11/08/2021	212	

Listing Information		Additional Sales Information	
Original List Price		REO/Short Sale	No
Total # Price Changes		Occupancy Type	
Status Change Date		Home Warranty	
Listing Agent		Sale Price%/List Price	
Listing Agent Phone		Contingency	
Listing Office		Current Financing	
Listing Terms		Expiration Date	
Exclusions:		Inclusions:	

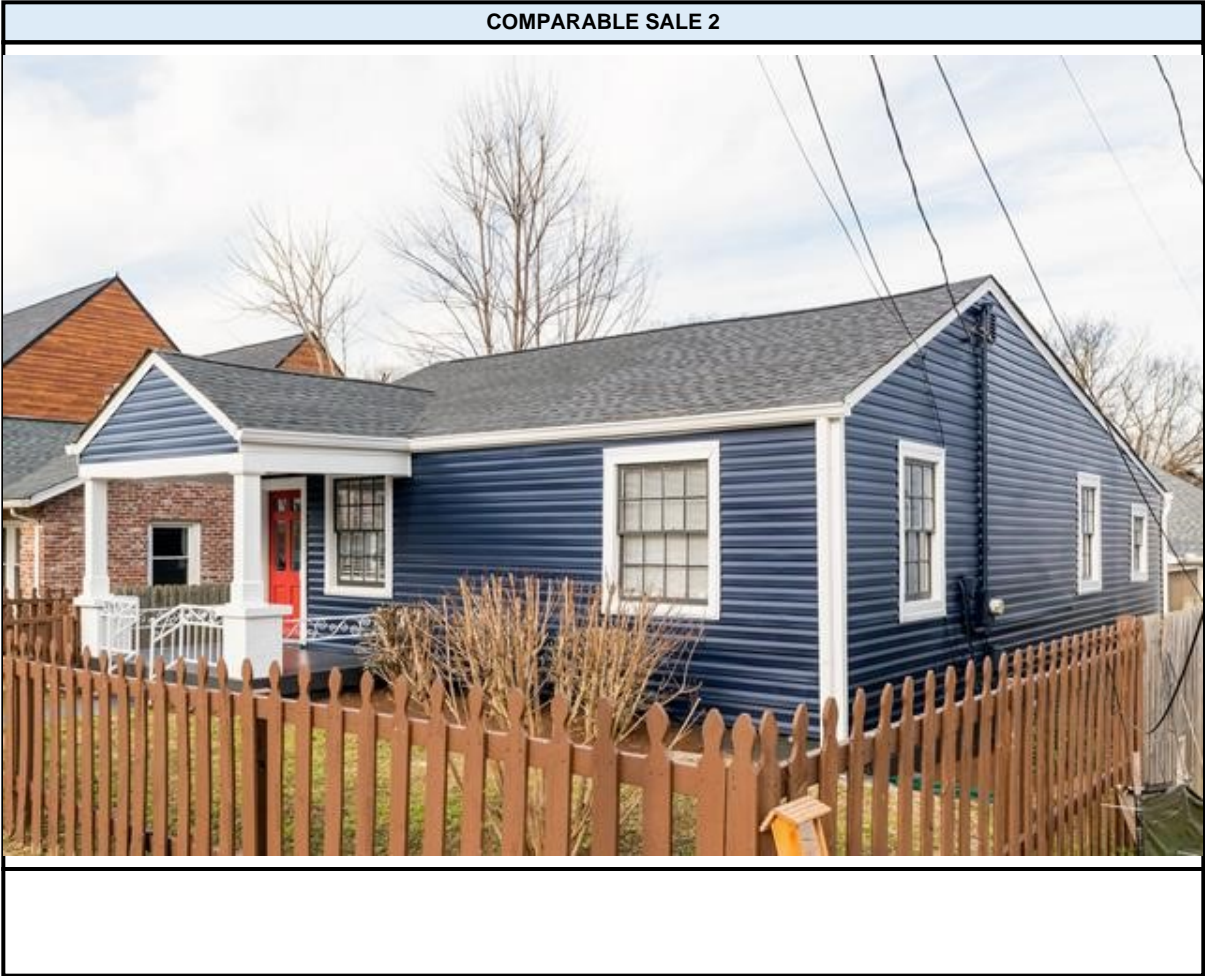


Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 1 MLS Data - Page 2

						
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Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022





Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 2 MLS Data - Page 1

119 N 9th St, Nashville, TN, 37206	MLS Name: RTMLS	MLS#: 2362357	List Price: \$475,200	Sold Price: \$475,200
DOM/CDOM: 24/	Conc: \$0	List Date: 03/05/2022	Pending Date: 03/12/2022	Sold Date: 03/29/2022



Property Type	Single Family Residence	Subdivision	East Nashville
Number of Units		Builder Name	
Above Grade Fin. Area	1,230	Elem School District	
Price/SqFt	386.34		
Number of Rooms	5 (ASSR)	Elem School	Ida B Wells Elementary School
Beds/Baths	3/1.1	Middle School District	
Year Built	1948		
Eff Yr Blt or Remodeled Date	1948	Middle School	Stratford STEM Magnet School Lower Campus
Garage/Carport	None	High School District	
Lot Size	1742		
Lot Dimensions		High School	
Additional Parcels		Stratford STEM Magnet School Upper Campus	

Public Remarks

Picture perfect 1940's bungalow with all the charm in the heart of East Nashville. Steps from dozens of East Nashvilles best restaurants, coffee shops, breweries and retail. This property offers an amazing opportunity for both owner occupants and investors looking for an income producing rental. Gorgeous original hardwoods fill the home, updated kitchen with concrete counters, mosaic tile backsplash, and stainless appliances. Two updated baths, large deck off the back of the home, fenced in front and rear yard and tons of curb appeal!

Exterior Features	Interior Features	Construction & Utilities	County & Tax
Style-	Kitchen Features-Dishwasher, Refrigerator	Foundation Type-	County-Davidson County
Condition-		Flooring-Finished Wood, Tile	Legal Desc-
Stories-1			
Entry Level-	Laundry-	Roofing-	
Parking Features-	Other Interior Features-	Cooling-Central Air, Electric	APN-082120E00100CO
		Heating-Central, Electric	DOH-
Waterfront/Access-		Utilities-	Taxes/Yr-3025/
View-	Basement Y/N-Crawl Space	Electricity-	Tax Assessment-
Private Pool/Spa-No/	Basement Type-CrawlSpace	Elec Description-	Ownership-
Lot Features-	Basement % Finished-	Water-PUBLIC	Land Lease Fee Amount-/
Porch/Patio-Covered Porch, Deck	Basement Fin SqFt-	Sewer-Public Sewer	Land Lease Exp Date-
Horse/Golf-/	Fireplace-	Gas-	Latitude-36.17844300
Exterior Features-	Door Features-	Other Equip Included-	Longitude--86.75733000
	Window Features-		Zoning-
WalkScore-	Furnished-	Construction Materials-Frame	Zoning Description-
Community Features-	Main Level Bathrooms-		
	Main Level Bedrooms-3	Common Walls-	

Homeowner Association Information

HOA Y/N	N	HOA Name		HOA Phone#	
HOA Fee	/	HOA Fee Includes			
HOA Amenities					



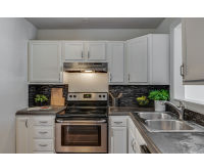


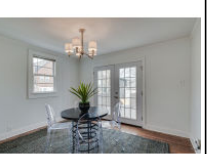
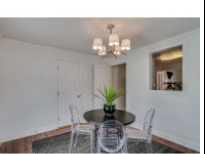
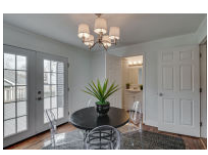
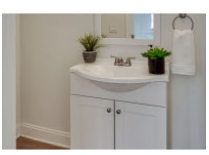
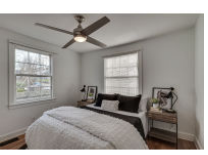
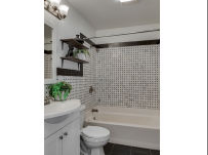
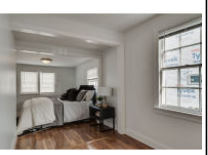

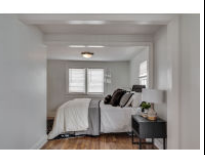

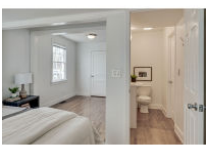

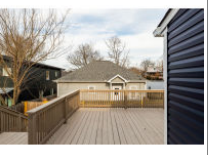
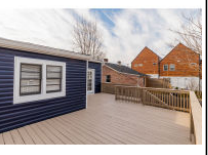

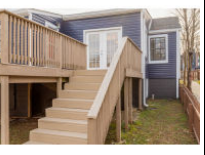


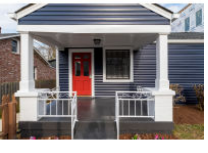


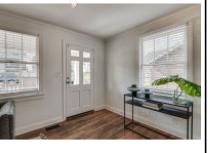

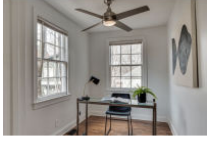

Listing History

MLS #	Status	Price	% Change	Date	DOM	CDOM
2362357	Sold	\$475,200	25.09%	03/29/2022	24	
2362357	Active Under Contract	\$379,900		03/12/2022	80	
2362357	Active	\$379,900		03/05/2022	80	
2362357	Unlisted	\$379,900		03/07/2022	80	

Listing Information		Additional Sales Information	
Original List Price		REO/Short Sale	No
Total # Price Changes		Occupancy Type	
Status Change Date		Home Warranty	
Listing Agent		Sale Price%/List Price	
Listing Agent Phone		Contingency	
Listing Office		Current Financing	
Listing Terms		Expiration Date	
Exclusions:		Inclusions:	

Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 2 MLS Data - Page 2

Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022






Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 3 MLS Data - Page 1

1018 Granada Ave, Nashville, TN, 37206		MLS Name: RTMLS	MLS#: 2371676	List Price: \$468,500	Sold Price: \$526,100
DOM/CDOM: 28/	Conc: \$0	List Date: 03/31/2022	Pending Date: 04/11/2022	Sold Date: 04/28/2022	

	Property Type	Single Family Residence	Subdivision	Greenwood
	Number of Units		Builder Name	
	Above Grade Fin. Area	1,163	Elem School District	
	Price/SqFt	452.36		
	Number of Rooms	4 (ASSR)	Elem School	Hattie Cotton Elementary
	Beds/Baths	2/2.0	Middle School District	
	Year Built	1947		
	Eff Yr Blt or Remodeled Date	1947	Middle School	Haynes Health/ Medical Science Design
	Garage/Carport	None	High School District	
	Lot Size	6534		
	Lot Dimensions	50 X 120	High School	
	Additional Parcels		Maplewood Comp High School	

Public Remarks

Eclectically charming home perfectly stanced on a corner lot, walking distance to great food, coffee & brew. Recently renovated (2016) into an open concept living space with exposed brick & beams, and bright kitchen. A serene suite retreat awaits you in the finished attic. Separate office nook & hobby space off the living room. Spacious patio underneath a pergola. Roof & windows are six years old. Perfect for a minimalists lifestyle and/or those that wish to have privacy between the bedroom & bath spaces. Yard feels larger than it is. Lots of room for your pets to play.

Exterior Features	Interior Features	Construction & Utilities	County & Tax
Style-Cottage	Kitchen Features-Dishwasher, Dryer, Refrigerator, Washer	Foundation Type-	County-Davidson County
Condition-		Flooring-Finished Wood, Tile	Legal Desc-
Stories-2			
Entry Level-	Laundry-	Roofing-	
Parking Features-Driveway	Other Interior Features-FALSE Redecorated	Cooling-Central Air, Electric	APN-08301043600
Waterfront/Access-		Heating-Central, Electric	DOH-
View-		Utilities-	Taxes/Yr-2607/
Private Pool/Spa-No/	Basement Y/N-Crawl Space	Electricity-	Tax Assessment-
Lot Features-Level	Basement Type-Crawlspace	Elec Description-	Ownership-
Porch/Patio-Patio	Basement % Finished-	Water-PUBLIC	Land Lease Fee Amount-/
Horse/Golf-/	Basement Fin SqFt-	Sewer-Public Sewer	Land Lease Exp Date-
Exterior Features-	Fireplace-1	Gas-	Latitude-36.18837900
	Door Features-	Other Equip Included-	Longitude--86.74917700
WalkScore-	Window Features-		Zoning-
Community Features-	Furnished-	Construction Materials-Vinyl Siding	Zoning Description-
	Main Level Bathrooms-	Common Walls-	
	Main Level Bedrooms-1		

Homeowner Association Information

HOA Y/N	N	HOA Name		HOA Phone#	
HOA Fee	/	HOA Fee Includes			
HOA Amenities					

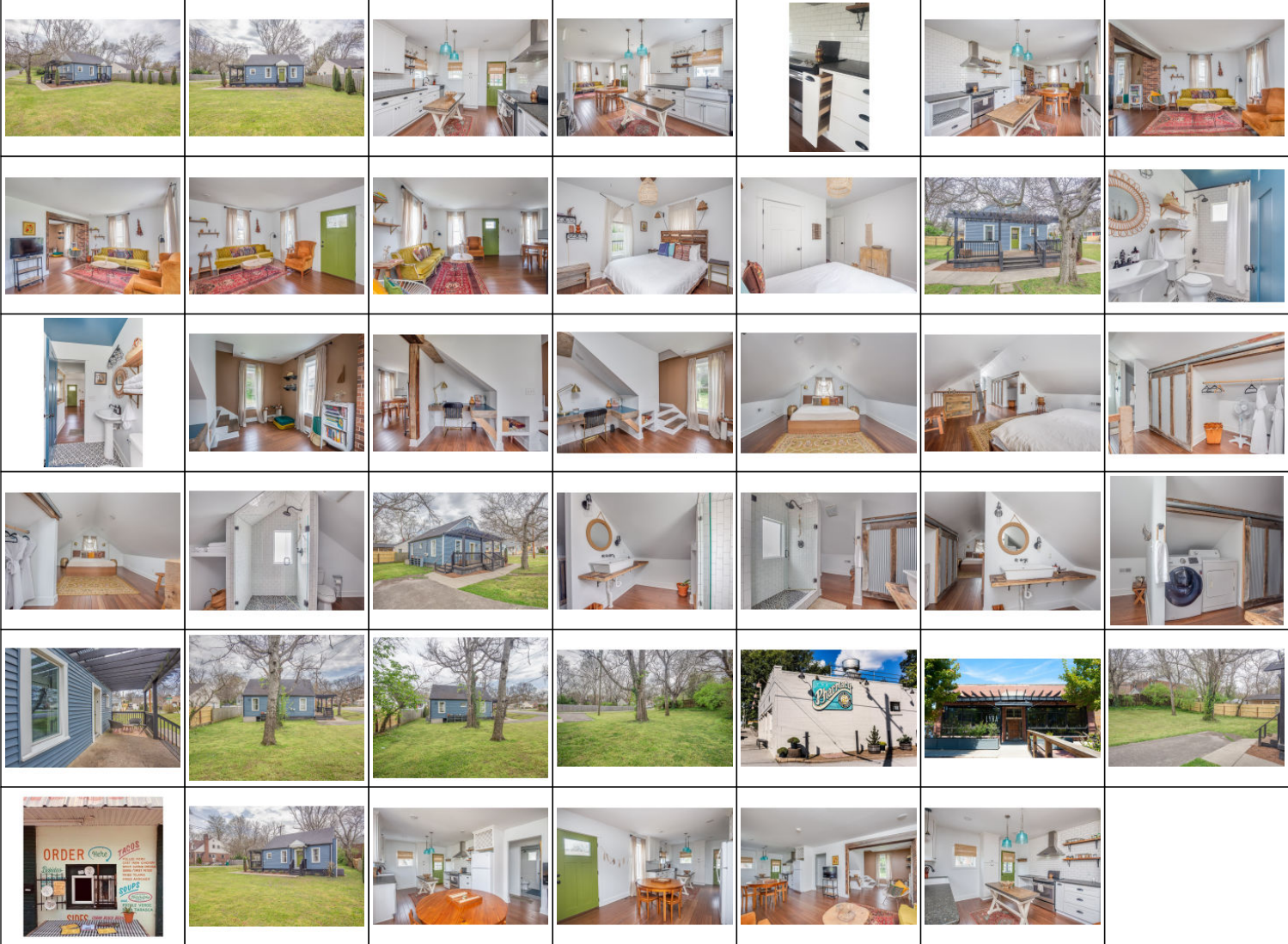
Listing History

MLS #	Status	Price	% Change	Date	DOM	CDOM
2371676	Sold	\$526,100	12.29%	04/28/2022	28	
2371676	Pending	\$468,500		04/11/2022	54	
2371676	Pending	\$468,500		04/11/2022	54	
2371676	Active	\$468,500		03/31/2022	54	
2371676	Unlisted	\$468,500		04/06/2022	54	

Listing Information		Additional Sales Information	
Original List Price		REO/Short Sale	No
Total # Price Changes		Occupancy Type	
Status Change Date		Home Warranty	
Listing Agent		Sale Price%/List Price	
Listing Agent Phone		Contingency	
Listing Office		Current Financing	
Listing Terms		Expiration Date	
Exclusions:		Inclusions:	

Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comp Sale 3 MLS Data - Page 2



Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

COMPARABLE LISTING 1





Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comparable Listing 1 - Page 1 of 1



\$459,000 \$496/sqft - For Sale -
713 Lischey Ave
Nashville, TN 37207
3 Beds, 1 Bath, 925 SqFt
Directions: North on Ellington Pkwy, left onto Cleveland, left onto Lischey.

MLS #: 2386017	
Status:	Active
Year Built:	1962 Renovated
County:	Davidson County, TN
Subdivision:	Arrington Heights
Class - Type:	Residential - Site Built
Annual Taxes:	\$2,093 082-07-0-387.00
Days On Market:	4

Public Remarks: This beautiful Arrington Heights home has been COMPLETELY RENOVATED, offering a modern touch coupled with elements like original hardwood floors retouched from the 1900s. Brand new granite countertops with fresh modernized white cabinets, gray backsplash, and stainless steel appliances. The backyard is very welcoming and has a ton of space for hosting events with your friends! Say hello to the neighbors when you come to visit! The open house will be Friday, May 27th from 12:30 - 4-4:30. Send offers to emanuel@rognashville.com.

Private Remarks: The third bedroom window is currently being repaired. The seller will have the window fixed before closing.

General Information

Acres: 0.19 / Tax Record	Listing Detail: Exclusive Right To Sell -	Roof: Composition Shingle
Basement: None / Crawl	Standard	Stories: 1
Construction: All Brick	Lot: 54 X 159	Style: Ranch
Floors: Finished Wood	Parking (Open): 2	

Rooms and Dimensions

Living Room:		Dining Room:	
Kitchen:		Den:	
Primary Bath:	Tub Shower Combo	Rec Room:	
Bed 1:		Hobby Room:	
Bed 2:		Additional Room 1:	
Bed 3:		Additional Room 2:	
Bed 4:			

Room Totals and Square Footage

Main Floor:	3 Beds	1 FB	0 HB	925 SF
Total:	3 Beds	1 Full Bath	0 Half Bath	925 SqFt / Tax Record

Utilities	Appliances	Interior Features	Exterior Features
City Water / Public Sewer	Electric Built in Range	Ceiling Fan	
Central Air Cooling	Electric Built-in Oven	Smart Thermostat	
Baseboard Heat / Electric			

Schools

Elementary 1:	Ida B Wells Elementary School
Middle/JR:	Jere Baxter Middle School
High:	Maplewood Comp High School

Miscellaneous

Financing:	Conventional / FHA / Other / VA
Restrictions	Renting Permitted / Trailers Not Permitted / Pets Permitted
Energy Features:	
Green Certifying Body:	
Accessibility Features:	

Office and Showing Information

Showing Info:	Schedule Showing <i>powered by Realtracs</i>
List Agent:	Emanuel Hall / (615) 364-7340
List Office:	Realty One Group Music City-Nashville / (615) 925-0204
Co-List Agent:	
Co-List Office:	

Subagency:	n/a
Buyer Broker:	3%
Facilitator:	n/a
Dual/Variable:	Yes

Contract Information

Sales Agent:		Under Contract Date:	
Sales Office:		Closing Date:	
Co-Sales Agent:		Contract to Closed Days:	
Co-Sales Office:		Sales Price:	
Terms:		Seller Paid Closing Costs:	
Possession:	Immediate	New Construction PreSale:	
List Date:	5/14/22	Original List Price:	\$450,000
Available for Showing Date:			

Requested by: Joseph Stewart

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.
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Report Date: 5/23/22

Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022






Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comparable Listing 2 - Page 1 of 1



\$485,000 ~~\$446/sqft~~ -For Sale 
1131 Sharpe Ave
Nashville, TN 37206
2 Beds, 1 Bath, 1088 SqFt
Directions: N from downtown on Gallatin to R on Sharpe (4 blocks N of Eastland).

MLS #: 2386961

Status:	Under Contract - Showing - Inspection
Year Built:	1937 Existing
County:	Davidson County, TN
Subdivision:	Greenway
Class - Type:	Residential - Site Built
Annual Taxes:	\$2,708 083-01-0-325.00
Days On Market:	2

Public Remarks: Adorable story book cottage in the heart of East Nashville! Fenced in back yard! Only a five minute walk to Publix, Pearl Diver, The Urban Juicer, & several coffee shops and less than a mile to Rosepepper Cantina, Graze, Jeni's, Samurai Sushi, and more!
Private Remarks: Showings to start on Friday, 5/20/22 at 5 PM. Offers due on Monday, 5/23/22, by noon. Buyer's agent to verify all pertinent information. Front porch swing does not convey.

General Information

Acres: 0.22 / Tax Record	Floors: Finished Wood	Lot: 66 X 160
Basement: Partial / Unfinished	Listing Detail: Exclusive Right To Sell - Standard	Stories: 1
Construction: Vinyl Siding		

Rooms and Dimensions

Living Room:	15x13 / Fireplace	Dining Room:	12x11 / Fomal
Kitchen:	11x9 / Pantry	Den:	
Primary Bath:		Rec Room:	
Bed 1:	13x11	Hobby Room:	
Bed 2:	12x11	Additional Room 1:	
Bed 3:		Additional Room 2:	
Bed 4:			

Room Totals and Square Footage

Main Floor:	2 Beds	1 FB	0 HB	1088 SF
Total:	2 Beds	1 Full Bath	0 Half Bath	1088 SqFt / Prior Appraisal

Utilities	Appliances	Interior Features	Exterior Features
City Water / Public Sewer	Electric Stove		
Electric	Electric Single Oven		
Central Heat			


Schools

Elementary 1:	Rosebank Elementary
Middle/JR:	Stratford STEM Magnet School Lower Campus
High:	Stratford STEM Magnet School Upper Campus

Miscellaneous

Financing:	
Energy Features:	
Green Certifying Body:	
Accessibility Features:	

Office and Showing Information

Showing Info:	 Schedule Showing <i>powered by Realtracs</i>	Subagency:	0
List Agent:	Eddie Ferrell, CRB,CLHMS, Broker, Regional Vice President / (931) 320-4552	Buyer Broker:	3
List Office:	Crye-Leike, Inc., REALTORS / (615) 373-2044	Facilitator:	3
Co-List Agent:		Dual/Variable:	No
Co-List Office:			

Contract Information

Sales Agent:		Under Contract Date:	5/22/22
Sales Office:		Closing Date:	
Co-Sales Agent:		Contract to Closed Days:	
Co-Sales Office:		Sales Price:	
Terms:		Seller Paid Closing Costs:	
Possession:	Negotiable	New Construction PreSale:	No
List Date:	5/16/22	Original List Price:	\$485,000
Available for Showing Date:			

Requested by: Joseph Stewart

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.
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Report Date: 5/23/22

Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022





Address: 123 Rainbow, Nashville, TN, 37206				Order ID:	
Borrower's Name				Occupancy	Occupied
Inspection Type	Interior	Client	Nationwide Appraisal Network	Project Name	NAN012345
Order Date	05/11/2022	Inspection Date	05/23/2022	Completion Date	05/24/2022

Comparable Listing 3 - Page 1 of 1



\$545,000 \$414/sqft -For Sale -
204 Noonan Ct
Nashville, TN 37206
3 Beds, 1/1 Baths, 1316 SqFt
Directions: North Main Street/Gallatin Ave to right on Eastland Ave* Right onto Riverside Drive* Left on Fortland Drive* Right on Noonan Drive* Left on Noonan Court.

MLS #: 2388293	
Status:	Active
Year Built:	1963 Approximate
County:	Davidson County, TN
Subdivision:	Fortland Park
Class - Type:	Residential - Site Built
Annual Taxes:	\$2,367 083-15-0-115.00
Days On Market:	2

Public Remarks: Updated ranch walking distance to Shelby Park and Green-way. Just minutes away from Down Town, Five Points, Shops and Restaurants.
Private Remarks:

General Information

Acres: 0.22 / Tax Record	Floors: Finished Wood / Tile	Lot: 83 X 131 / Level
Basement: None / Crawl	Listing Detail: Exclusive Right To Sell - Standard	Parking (Garage): 1 / Attached
Construction: All Brick		Stories: 1

Rooms and Dimensions

Living Room:	16x12	Dining Room:	
Kitchen:	24x11 / Nook	Den:	
Primary Bath:		Rec Room:	
Bed 1:	13x12	Hobby Room:	
Bed 2:	12x12	Additional Room 1:	
Bed 3:	12x11	Additional Room 2:	
Bed 4:			

Room Totals and Square Footage

Main Floor:	3 Beds	1 FB	1 HB	1316 SF
Total:	3 Beds	1 Full Bath	1 Half Bath	1316 SqFt / Prior Appraisal

Utilities	Appliances	Interior Features	Exterior Features
City Water / Public Sewer	Electric No Range		Back Yard Fence
Central Air Cooling	Electric Single Oven		
Central Heat	Dishwasher / Microwave		

Schools

Elementary 1:	Rosebank Elementary
Middle/JR:	Stratford STEM Magnet School Lower Campus
High:	Stratford STEM Magnet School Upper Campus

Miscellaneous

Financing:	
Energy Features:	
Green Certifying Body:	
Accessibility Features:	

Office and Showing Information

Showing Info:	Schedule Showing powered by RealTracs	Subagency:	0
List Agent:	Tony Robinson,E-PRO / (615) 330-9387	Buyer Broker:	3
List Office:	One Stop Realty, LLC / (615) 822-0750	Facilitator:	0
Co-List Agent:		Dual/Variable:	No
Co-List Office:			

Contract Information

Sales Agent:		Under Contract Date:	
Sales Office:		Closing Date:	
Co-Sales Agent:		Contract to Closed Days:	
Co-Sales Office:		Sales Price:	
Terms:		Seller Paid Closing Costs:	
Possession:	Negotiable	New Construction PreSale:	
List Date:	5/16/22	Original List Price:	\$545,000
Available for Showing Date:			

Requested by: Joseph Stewart

Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.
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Report Date: 5/23/22