

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	1715 Sprucedale Drive, Antioch, TENNESSEE 37013	<b>Order ID</b>	9334224	<b>Property ID</b>	35392132
<b>Inspection Date</b>	05/10/2024	<b>Date of Report</b>	05/12/2024		
<b>Loan Number</b>	48429	<b>APN</b>	175020E03900CO		
<b>Borrower Name</b>	Champery Rental REO LLC	<b>County</b>	Davidson		

Tracking IDs					
<b>Order Tracking ID</b>	5.9_Atlas_AgedBPO	<b>Tracking ID 1</b>	5.9_Atlas_AgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	CHAMPERY RENTAL REO LLC	PROPERTY'S EXTERIOR APPEARS TO BE IN AVERAGE TO GOOD CONDITION FOR THE NEIGHBORHOOD. NO NEEDED REPAIRS WERE OBSERVED DURING A DRIVE BY. GLA AND BEDROOM/BATH COUNT IS FROM ACTIVE MLS LISTING, A COPY OF WHICH IS UPLOADED TO REPORT.
<b>R. E. Taxes</b>	\$1,494	
<b>Assessed Value</b>	\$45,900	
<b>Zoning Classification</b>	Residential RM6	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	OLD HICKORY COMMONS HOA/GHERTNER MGT 615-277-0358	
<b>Association Fees</b>	\$120 / Month (Landscaping, Insurance, Other: EXTERIOR, TRASH)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	NEIGHBORHOOD IS OLD HICKORY COMMONS, WITH APPROXIMATELY 310 CONDOS. OF THE 310, APPROX 269 ARE OWNER OCCUPIED, AND 42 NON-OWNER OCCUPIED. MANY COMMERCIAL SERVICES, AS WELL AS INTERSTATE HIGHWAY ARE WITHIN 1-5 MILES IN SEVERAL DIRECTIONS.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$237,800 High: \$375,000	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1715 Sprucedale Drive	1546 Sprucedale Dr	1565 Sprucedale Dr	4118 Saddlecreek Way
<b>City, State</b>	Antioch, TENNESSEE	Antioch, TN	Antioch, TN	Antioch, TN
<b>Zip Code</b>	37013	37013	37013	37013
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.19 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$275,000	\$283,900	\$285,000
<b>List Price \$</b>	--	\$275,000	\$279,000	\$285,000
<b>Original List Date</b>		03/11/2024	03/01/2024	03/31/2024
<b>DOM · Cumulative DOM</b>	-- · --	38 · 62	58 · 72	14 · 42
<b>Age (# of years)</b>	6	9	8	4
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	2	2
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,258	1,203	1,224	1,258
<b>Bdrm · Bths · ½ Bths</b>	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** PER MLS, ---Do not miss this Adorable Townhome with custom touches in the Kitchen, two bedroom suites Plenty of Storage move in condition, sidewalks on both sides and fenced in private patio Front porch to sit on.
- Listing 2** PER MLS, --- Discover the charm of this inviting 2 bedroom, 2.5 bathroom townhome in a community that welcomes furry friends, complete with a dog park. Fresh paint and new carpet add to the appeal, while natural light brightens every room, complemented by blinds on all windows. Enjoy the covered front porch and cozy back patio with storage closet, enclosed by a white vinyl privacy fence. Ample closet space throughout, assigned off-street parking, and convenient location close to the highly anticipated Tanger Outlet Shopping Mall make this home a gem. The location of the home offers easy access to Nashville, Murfreesboro, Nolensville & the Airport. Previously an investment rental with a rental permit available, for a minimum 6-month lease term. Don't miss out on this fabulous opportunity! \*Ask about special incentives and competitive mortgage rates when financing with our Preferred Lender! VACANT!
- Listing 3** PER MLS, ---Wonderful opportunity in a location convenient to the interstate, restaurants, and great shopping. One owner well-maintained home is move in ready. This house has great light, SS appliances, plenty of storage, and a privacy fence on the back patio. Assigned parking in back as well as parking out front. Walk out your back door to a dog park!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	1715 Sprucedale Drive	4110 Saddlecreek Way	5013 Upper Park Pl	4123 Saddlecreek Way
<b>City, State</b>	Antioch, TENNESSEE	Antioch, TN	Antioch, TN	Antioch, TN
<b>Zip Code</b>	37013	37013	37013	37013
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.17 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$269,900	\$275,000	\$279,900
<b>List Price \$</b>	--	\$269,900	\$275,000	\$274,900
<b>Sale Price \$</b>	--	\$265,000	\$268,000	\$280,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/29/2024	02/29/2024	03/08/2024
<b>DOM · Cumulative DOM</b>	-- · --	55 · 62	83 · 114	96 · 157
<b>Age (# of years)</b>	6	4	4	4
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	2	2	2	2
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL	2 Stories TRADITIONAL
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,258	1,258	1,203	1,203
<b>Bdrm · Bths · ½ Bths</b>	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$265,000	\$268,000	\$280,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

### Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** ADJ, \$0. PER MLS, ---Welcome to this well-maintained 2bd | 2.5-bath townhouse is a delightful blend of modern living and convenience. The open layout, filled with natural light, creates a warm atmosphere for family living and entertaining. The kitchen, complete with modern appliances, makes meal prep a breeze. The master bedroom is your private retreat with an en-suite bathroom, while the additional bedroom with en-suite bath provides flexibility for family or guests. An outdoor patio is perfect for relaxation and outdoor meals. The location is ideal, with schools, shopping, dining, and entertainment close by. Antioch offers a mix of urban conveniences and natural beauty, making it a fantastic place to call home. Perfect for first-time buyers, or anyone who appreciates townhouse living. Interstate access, dog park and Tanger Outlet & Mill Ridge Park.
- Sold 2** ADJ, \$0. PER MLS, ---Experience the ultimate in modern living with this stunning home. Situated in a prime, convenient location, this residence boasts an array of desirable features. Step into the heart of the home, where a beautifully appointed kitchen showcases granite countertops and upgraded appliances. The spacious living area with 9-foot ceilings on the first floor is bathed in natural light and accented by luxury plank laminate flooring. Privacy is paramount, thanks to the white vinyl fencing surrounding the patio, complete with a gate for easy access to tree lined property line. For added convenience and style, blinds adorn all windows, and upgraded carpet graces the floors. Embrace the luxury of a granite-topped island in the kitchen, offering a perfect spot for meal prep or casual gatherings.
- Sold 3** ADJ, \$0. PER MLS, ---GREAT FLOOR PLAN & CLOSE TO EVERYTHING. Like new townhome in convenient location! Stainless steel appliances including refrigerator plus granite counter tops in kitchen along with a huge pantry. Two bedroom suites each with their own full bathroom & walk-in closets. Dog Park and sidewalks in neighborhood. Located 3 minutes from I-24 and 20 minutes from downtown. Publix, Walmart, restaurants & new Tanger Outlets close by. Fenced-in patio w/ additional storage room. Washer & Dryer remain. Owner Agent.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	SYNERGY REALTY	PER TAX CARD, THE PROPERTY LAST SOLD ON 3/9/22 FOR \$265,000. IT WAS TRANSFERRED VIA QUITCLAIM DEED ON 5/5/22. NO COMPENSATION NOTED.					
<b>Listing Agent Name</b>	TOBY GRAVES						
<b>Listing Agent Phone</b>	615-371-2424						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/28/2024	\$285,000	04/16/2024	\$275,000	Pending/Contract	04/29/2024	\$275,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$278,500	\$278,500
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$255,000	--
<b>Comments Regarding Pricing Strategy</b>		
SUGGESTED PRICING LEANS MOST HEAVILY UPON PRICING OF SOLD COMPS, ALL OF WHICH ARE IN SAME NEIGHBORHOOD AS SUBJECT PROPERTY WITH SAME BEDROOM/BATH COUNT.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

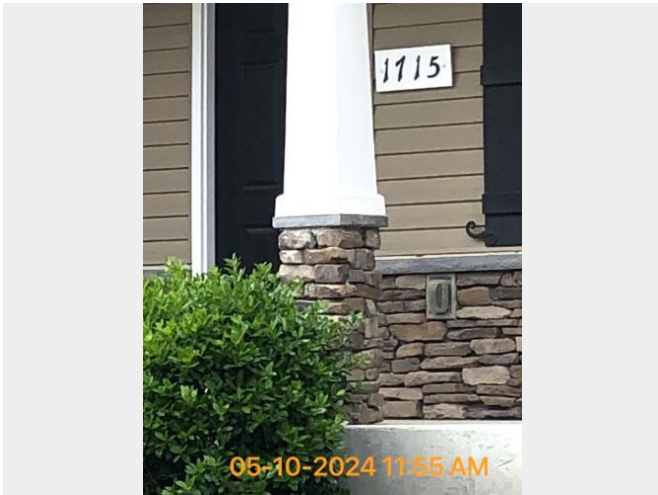
Subject Photos



Front



Front



Address Verification



Side



Street



Street



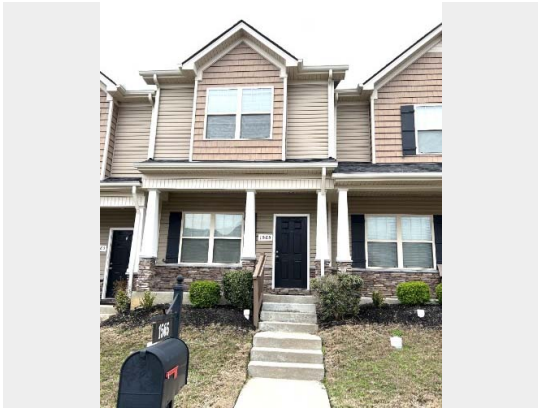
## Listing Photos

**L1** 1546 SPRUCEDALE DR  
Antioch, TN 37013



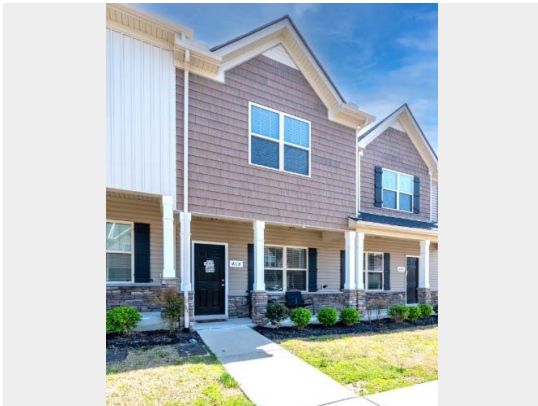
Front

**L2** 1565 SPRUCEDALE DR  
Antioch, TN 37013



Front

**L3** 4118 SADDLECREEK WAY  
Antioch, TN 37013



Front



## Sales Photos

**S1** 4110 SADDLECREEK WAY  
Antioch, TN 37013



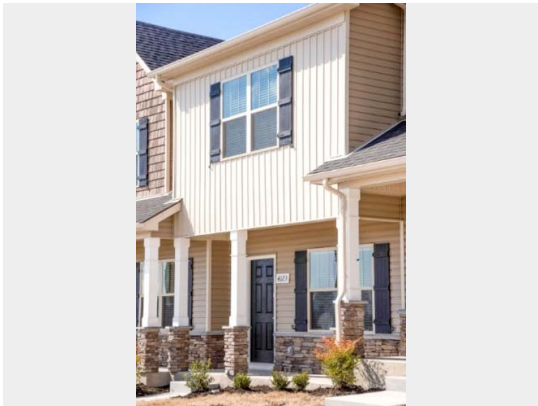
Front

**S2** 5013 UPPER PARK PL  
Antioch, TN 37013



Front

**S3** 4123 SADDLECREEK WAY  
Antioch, TN 37013



Front

### ClearMaps Addendum

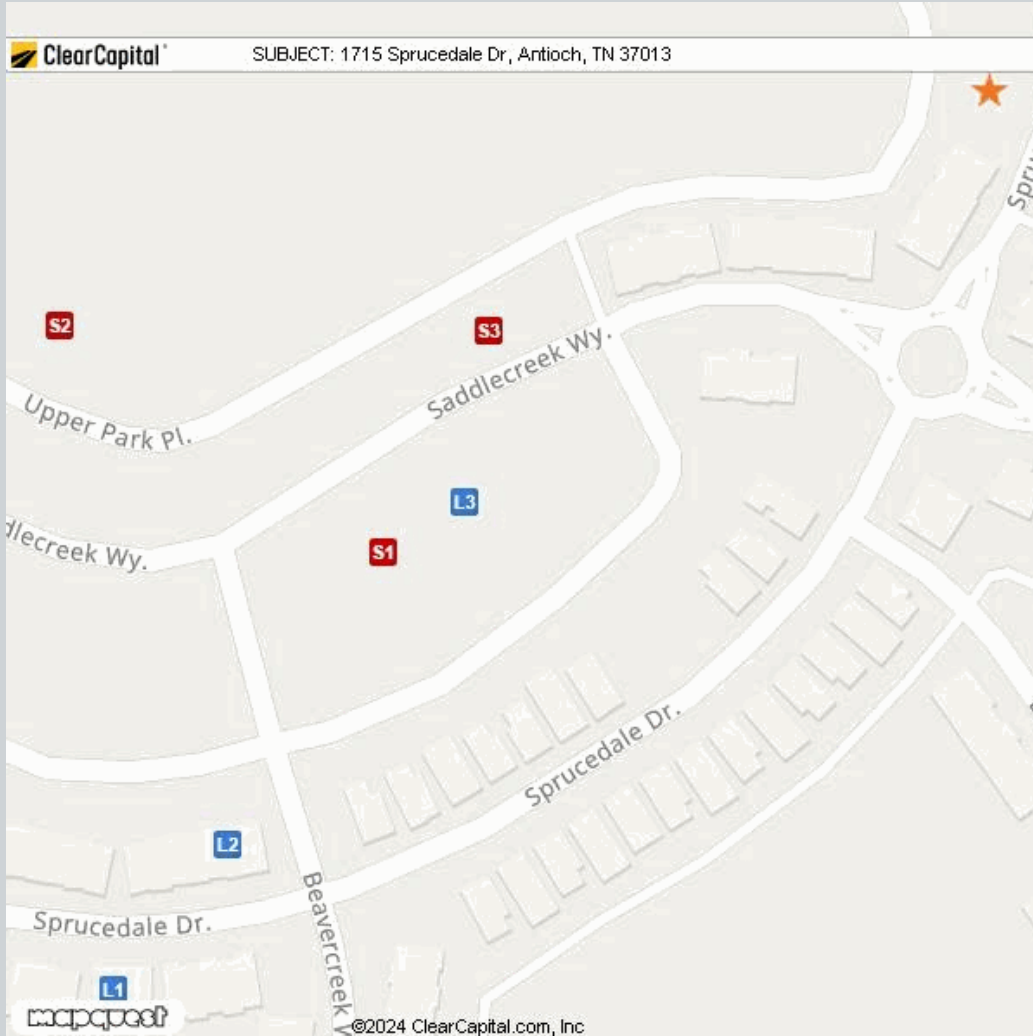
**Address** ★ 1715 Sprucedale Drive, Antioch, TENNESSEE 37013

**Loan Number** 48429

**Suggested List** \$278,500

**Suggested Repaired** \$278,500

**Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1715 Sprucedale Drive, Antioch, Tennessee 37013	--	Parcel Match
L1 Listing 1	1546 Sprucedale Dr, Antioch, TN 37013	0.22 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1565 Sprucedale Dr, Antioch, TN 37013	0.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4118 Saddlecreek Way, Antioch, TN 37013	0.12 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4110 Saddlecreek Way, Antioch, TN 37013	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5013 Upper Park Pl, Antioch, TN 37013	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4123 Saddlecreek Way, Antioch, TN 37013	0.10 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

### Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

### Broker Information

<b>Broker Name</b>	Sarah Rummage	<b>Company/Brokerage</b>	Benchmark Realty, LLC
<b>License No</b>	00221117	<b>Address</b>	2500 - 21ST AVENUE SOUTH NASHVILLE TN 37212
<b>License Expiration</b>	08/22/2024	<b>License State</b>	TN
<b>Phone</b>	6155165233	<b>Email</b>	sarahrummage@comcast.net
<b>Broker Distance to Subject</b>	12.33 miles	<b>Date Signed</b>	05/12/2024

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions 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. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on 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. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

### Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

**Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**