

APPRAISAL OF



LOCATED AT:

111 Tambark Cir
Murfreesboro, TN 37128-6016

FOR:

Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

BORROWER:

Neighbor to Neighbor Homes LLC

AS OF:

August 31, 2024

BY:

Joseph G. Difilippo
Certified Real Estate Appraiser

09/01/2024

Clear Capital
Wedgewood Inc
2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA, 90278

File Number: 2024-0824

In accordance with your request, I have appraised the real property at:

111 Tambark Cir
Murfreesboro, TN 37128-6016

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of August 31, 2024 is:

\$670,000
Six Hundred Seventy Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Joseph G. Difilippo
Certified Real Estate Appraiser

Exterior-Only Inspection Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 111 Tambark Cir City Murfreesboro State TN Zip Code 37128-6016
Borrower Neighbor to Neighbor Homes LLC Owner of Public Record Perry Tina Y Etvir Ron A County Rutherford
Legal Description Lot 55 Valley View Sec 2 Pb29-201 Split Off 124-42, 42.04, 42.05, For 06 127.72 X 186.68 Irr
Assessor's Parcel # R0091372 Tax Year 2023 R.E. Taxes \$ 2,896
Neighborhood Name Valley View Map Reference Google Maps Census Tract 0407.03
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ 0 [X] PUD HOA \$ 85 [] per year [X] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe) \$450 HOA transfer fee.
Assignment Type [] Purchase Transaction [] Refinance Transaction [X] Other (describe) Servicing
Lender/Client Wedgewood Inc Address 2015 Manhattan Beach Blvd Suite 100, Redondo Beach, CA 90278
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [] No
Report data source(s) used, offering price(s), and date(s). DOM 24;Realtracs ML#2681146; LP \$680,000; OLD \$695,000, 07/19/2024, reduced to \$680,000 08/06/2024.

I [] did [X] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
The contract was not reviewed for this assignment. Pending price i unavailable.
Contract Price \$ 0 Date of Contract None Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood Characteristics One-Unit Housing Trends One-Unit Housing Present Land Use %
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 70 %
Built-Up [X] Over 75% [] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$(000) (yrs) 2-4 Unit %
Growth [] Rapid [X] Stable [] Slow Marketing Time [X] Under 3 mths [] 3-6 mths [] Over 6 mths 300 Low 1 Multi-Family %
Neighborhood Boundaries The neighborhood is bordered by New Salem Hwy to the north, Crescent to the south, S Church St to the east and New Salem Ranch to the west. 800 High 40 Commercial 10 %
Neighborhood Description The subject is located in the city of Murfreesboro, County of Rutherford. Subject community is generally referred to as "Valley View". The area is predominantly residentially improved. Schools and shopping facilities and local transportation routes is within 1 - 5 miles. Subjects is a development with HOA dues of \$85/month. 550 Pred. 20 Other Vacant 20 %
Market Conditions (including support for the above conclusions) Given current market conditions, the appraiser estimates a marketing period of under three months for properties in the neighborhood. Prevalent financing consists of mostly conventional loans, both fixed and variable rates, with a plus or minus 80% to 95% loan to value ratio.

Dimensions See Plat Map Area 16117 sf Shape Rectangular View N;Res;
Specific Zoning Classification RM Zoning Description Residential
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe. Subject site to built to Highest & Best use as residentially improved. Similar uses are built throughout the area.
Utilities Public Other (describe) Public Other (describe) Off-site Improvements—Type Public Private
Electricity [X] [] Water [X] [] Street Asphalt [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley None [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 47149C0270J FEMA Map Date 05/09/2023
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe. It could not be determined if the HOA maintains the street.

Source(s) Used for Physical Characteristics of Property [] Appraisal Files [X] MLS [X] Assessment and Tax Records [] Prior Inspection [] Property Owner
[] Other (describe) Data Source(s) for Gross Living Area MLS
GENERAL DESCRIPTION GENERAL DESCRIPTION Heating / Cooling Amenities Car Storage
Units [X] One [] One with Accessory Unit [] Concrete Slab [X] Crawl Space [X] FWA [] HWBB [X] Fireplace(s) # 1 [] None
of Stories 1.1 [] Full Basement [] Finished [] Radiant [] WoodStove(s) # 0 [X] Driveway # of Cars 3
Type [X] Det. [] Att. [] S-Det./End Unit [] Partial Basement [] Finished [] Other [X] Patio/Deck Conc Driveway Surface Concrete
[X] Existing [] Proposed [] Under Const. Exterior Walls Brick Fuel Gas [X] Porch Conc [X] Garage # of Cars 3
Design (Style) Traditional Roof Surface Comp Shingle [X] Central Air Conditioning [] Pool None [] Carport # of Cars 0
Year Built 2007 Gutters & Downspouts Alum [] Individual [] Fence None [] Attached [] Detached
Effective Age (Yrs) 10 Window Type Vinyl [] Other [] Other None [X] Built-in
Appliances [P] Refrigerator [X] Range/Oven [] Dishwasher [X] Disposal [X] Microwave [] Washer/Dryer [] Other (describe)
Finished area above grade contains: 10 Rooms 4 Bedrooms 4.0 Bath(s) 3,803 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) None noted

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C3;Based on interior MLS photos kitchen has upgraded granite counters, SS appliances, jetted tub in the primary bath room, new interior paint and carpeting. There are 2 wet bars and a bonus room on the second level. 3 Car garage.
Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe. None were observable from the street. Based on MLS photos subject appears to be occupied. This could not be determined based on exterior inspection. There were no cars in the driveway upon inspection.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe. Similar type residences throughout the community.

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There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **299,900** to \$ **799,000**
 There are **19** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **300,000** to \$ **800,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
111 Tambark Cir Address Murfreesboro, TN 37128-6016		1926 Creekwalk Dr Murfreesboro, TN 37130-1801		3726 Magpie Ln Murfreesboro, TN 37128-1815		2733 Avington Ct Murfreesboro, TN 37128-5079	
Proximity to Subject		7.81 MILES NE		1.77 MILES NW		2.19 MILES NW	
Sale Price	\$ 0	\$ 600,769		\$ 665,000		\$ 705,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 167.81 sq. ft.		\$ 178.86 sq. ft.		\$ 181.51 sq. ft.	
Data Source(s)		Realtracs #2664343;DOM 35		Realtracs #2649340;DOM 20		Realtracs #2686651;DOM 13	
Verification Source(s)		2016/Broker		2381/Broker		2857/Broker	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth VA;0		ArmLth Cash;0	
Date of Sale/Time		s08/24;c07/24		s07/24;c05/24		s08/24;c08/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	16117 sf	16988 sf	0	8276 sf	16,000	13068 sf	6,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1.1;Traditional	DT2;Traditional	0	DT2;Traditional	0	DT2;Traditional	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	17	27	0	4	0	17	
Condition	C3	C3		C2	-25,000	C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths	0	Total Bdrms Baths	0
Room Count	10 4 4.0	9 4 3.1	5,000	10 5 3.1	5,000	10 5 4.0	
Gross Living Area	3,803 sq. ft.	3,580 sq. ft.	16,725	3,718 sq. ft.	0	3,884 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None	None		None		None	
Garage/Carport	3gbi3dw	2gbi3dw	10,000	2gbi3dw	10,000	3gbi3dw	
Porch/Patio/Deck	Patio, Porch	Patio, Porch		Patio, Porch		Patio, Porch	
						New HVAC/HWH	-22,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 31,725	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 16,000
Adjusted Sale Price of Comparables		Net Adj. 5.3%		Net Adj. 0.9%		Net Adj. -2.3%	
		Gross Adj. 5.3%	\$ 632,494	Gross Adj. 8.4%	\$ 671,000	Gross Adj. 4.0%	\$ 689,000

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain **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/MLS**

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) **CRS/MLS**

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CRS/MLS	CRS/MLS	CRS/MLS	CRS/MLS
Effective Date of Data Source(s)	09/01/2024	09/01/2024	09/01/2024	09/01/2024

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject property has not transferred title in the past three years. The comparables have not transferred title within the prior year of their most current sale.**

Summary of Sales Comparison Approach. **See Attached Addendum**

Indicated Value by Sales Comparison Approach \$ **670,000**

Indicated Value by: Sales Comparison Approach \$670,000 Cost Approach (if developed) \$ 662,500 Income Approach (if developed) \$

Greatest consideration was given to the direct sales comparison analysis since it measures the ratio between buyers and sellers and is considered the best indication of market value for the subject. The Cost Approach is developed. The Income Approach was analyzed but not developed due to the lack of rental sales.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or 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 visual inspection of the exterior areas of the subject property from at least the street, 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 \$ **670,000** as of **08/31/2024**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Exterior-Only Inspection Residential Appraisal Report

See Attached Addendum

ADDITIONAL COMMENTS

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) Land value has been extracted from the market.

COST APPROACH

Table with columns for cost estimates and calculations. Includes rows for: ESTIMATED (REPRODUCTION OR REPLACEMENT COST NEW), Source of cost data (Local contractors cost estimates), Quality rating (Q3), Effective date (Current), Physical depreciation (600 Sq. Ft. @ \$75.00), Total Estimate of Cost-New (\$672,495), Less Depreciation (\$150,000), and INDICATED VALUE BY COST APPROACH (\$662,500).

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

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 Valley View

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 an 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(s)

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. Playground, Underground Utilities

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 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.
3. 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.
4. 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.
5. 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.

Exterior-Only Inspection Residential Appraisal Report

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 visual inspection of the exterior areas of the subject property from at least the street. 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 approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, 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.
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).

Exterior-Only Inspection Residential Appraisal Report

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 [Handwritten Signature]
Name Joseph G. Difilippo
Company Name J&D Associates Appraisal, LLC
Company Address 315 Essex Road
Cookeville, TN 38506
Telephone Number 714-543-0355
Email Address Joe.D.Appraisals@gmail.com
Date of Signature and Report 09/02/2024
Effective Date of Appraisal 08/31/2024
State Certification # 6159
or State License #
or Other (describe) State #
State TN
Expiration Date of Certification or License 02/17/2026

ADDRESS OF PROPERTY APPRAISED
111 Tambark Cir
Murfreesboro, TN 37128-6016

APPRAISED VALUE OF SUBJECT PROPERTY \$ 670,000

LENDER/CLIENT
Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd Suite 100
Redondo Beach, CA 90278
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 exterior subject property
[] Did inspect exterior of subject property from street
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

Exterior-Only Inspection Residential Appraisal Report

FEATURE		SUBJECT		COMPARABLE SALE NO. 7			COMPARABLE SALE NO. 8			COMPARABLE SALE NO. 9					
111 Tambark Cir Address Murfreesboro, TN 37128-6016				3114 Landview Dr Murfreesboro, TN 37128-5696											
Proximity to Subject				0.11 MILES SE											
Sale Price		\$ 0		\$ 839,000											
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 218.89 sq. ft.			\$ sq. ft.			\$ sq. ft.					
Data Source(s)				Realtracs #2669979;DOM 73											
Verification Source(s)				Broker											
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+			-					
Sale or Financing Concessions				Listing ;0											
Date of Sale/Time				Active			-40,000								
Location		N;Res;		N;Res;											
Leasehold/Fee Simple		Fee Simple		Fee Simple											
Site		16117 sf		20038 sf			-8,000								
View		N;Res;		N;Res;											
Design (Style)		DT1.1;Traditional		DT2;Traditional			0								
Quality of Construction		Q3		Q3											
Actual Age		17		18			0								
Condition		C3		C3											
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths		
Room Count		10	4	4.0	10	4	3.1								
Gross Living Area		3,803 sq. ft.		3,833 sq. ft.			0			sq. ft.			sq. ft.		
Basement & Finished Rooms Below Grade		0sf		0sf											
Functional Utility		Good		Good											
Heating/Cooling		FWA C/Air		FWA C/Air											
Energy Efficient Items		None		None											
Garage/Carport		3gbi3dw		3gbi3dw											
Porch/Patio/Deck		Patio, Porch		PatioW/FP,Prch			-10,000								
				Pool			-50,000								
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 103,000			<input type="checkbox"/> + <input type="checkbox"/> -			\$		
Adjusted Sale Price of Comparables				Net Adj. -12.3%						Net Adj. %					
				Gross Adj. 13.5%			\$ 736,000			Gross Adj. %			\$		
ITEM		SUBJECT		COMPARABLE SALE NO. 7			COMPARABLE SALE NO. 8			COMPARABLE SALE NO. 9					
Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer															
Data Source(s)		CRS/MLS		CRS/MLS											
Effective Date of Data Source(s)		09/01/2024		09/01/2024											
Summary of Sales Comparison Approach															

SALES COMPARISON APPROACH

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled**Not Updated**

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc

Comments on Sales Comparison

Search parameters include the following; brick built homes in the Murfreesboro area; YB from 2000-2020; GLA from 3200-4000 sf; lot size 10,000 to 20,000 sf; closed sales in the past 90 days. Sales beyond 1 mile were used as supportive data for the subjects size, year built and lot size.

Sales Summary.

Comp 1 is a 2 car garage with a similar size parcel that closed in August 2024. This property is located in a competing area of Murfreesboro.

Comp 2 is a newer built home with similar GLA. This home is rated C2.

Comp 3 has been adjusted for a new HVAC system and hot water heater. This is a recent sale on a smaller parcel.

Comp 4 is a slightly dated sale which is located in a competing development north of the subject. This homes was used as it matched the subjects year built, There were \$7,000 in closing costs which did not appear to impact the final sales price.

Comp 5 is a March closed sale of a more recently built home which is rated C2. This was a model home which personal property could not be verified. No adjustments were applied in addition to the C2 adjustment. This home is situated on a smaller parcel.

Comp 6 is a pending sale which was improved with a built in pool. The home is located within the subject tract.

Comp 7 is an active listing of a similar size home in the subject development. This home features a built in pool.

All comps were viewed from exterior, however MLS photos were supplied due to homeowners and maintenance workers in front of the homes at the time of inspection.

Adjustments

Lot size adjustments are based on approximately \$1/sf which is typical for the area. Subject parcel size is bracketed and supported with a paired sales analysis as demonstrated with comps within this report. Differences in lot size is surplus land and land sales are not applicable to support the adjustments.

The comparable sales were adjusted at \$75 per square foot of gross livable area, which is typical for homes of this size, age and design as evidenced by a study of market history, as well as, current market data in the subject's immediate area. Differences in bedroom counts were adjusted in the overall square footage. Baths are adjusted \$10,000/full and \$5,000/half.

Enclosed garages adjusted at \$10,000/space.

Market adjustments for pools/spas are based on the current demand and overall condition for pools/spas in this particular neighborhood.

The subjects appraised value exceeds the Predominant Value for the area due to its quality, condition and location, however, it is not considered an overimprovement.

Condition adjustments based on contractors cost to improve subject to C2 rating which factors in kitchen, bath and floors. This is measured in the market and supported with a paired sales analysis within this report. Subjects estimated C3 condition rating is bracketed.

All of the above sales have been given consideration in arriving at the final estimate of market value. Comp 1 is weighted as its a current resale although it is older in age. Comp 2 is a recent sale similar in size however a newer built home. Comp 3 is the most recent sale and weighted due to its similar GLA. Comps 4 and 5 are weighted and support the final value.

Additional Comments

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client-Wedgewood Inc. The Intended Use is to evaluate the property that is the subject of this appraisal for a SERVICING, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

PRIOR SERVICES

I have preformed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within a three year period immediately preceding acceptance of this assignment.

EXTRAORDINARY ASSUMPTION:

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in analysis (USPAP 2010-2011 ed.)

HYPOTHETICAL CONDITION:

That which is contrary to what exists but is supposed for the purpose of the analysis. Hypothetical conditions assume

ADDENDUM

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condition contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in analysis (USPAD 2010-2011 ed.)

Exterior inspection only. Upon a full inspection, the condition rating, gla and final value could change.

ENVIRONMENTAL DISCLAIMER:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances and detrimental environmental conditions on or around the property that would negatively affect its value.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive an 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 her 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.

EXPOSURE TIME

The estimated length of time that 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. This means that in all assignments that use forms with the preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at the appraised value.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 60-120 days.

MARKETING TIME

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 an appraisal.

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 111 Tambark Cir City Murfreesboro State TN Zip Code 37128-6016

Borrower Neighbor to Neighbor Homes LLC

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Table with columns: Inventory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, DOM, Sale/List %, Median Comparable Sale Price, Median Comparable Sales Days on Market, Median Comparable List Price, Median Comparable Listings Days on Market, Median Sale Price as % of List Price, Seller-(developer, builder, etc.)paid financial assistance prevalent?

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Concession are common and typical for the area and the current market. They do not impact the overall market.

Are foreclosure sales (REO sales) a factor in the market? [X] No If yes, explain (including the trends in listings and sales of foreclosed properties). REO and Short Sales are more common in the past 12 months than previous 36 months. The overall ratio of REO sales is relatively small compared to traditional sales.

Cite data sources for above information. CRS, MLS, Tennessee Assessor

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Sales are steady and the overall LP/SP ratio is within 10% on most sales.

Table for Condo/Co-Op Projects. Columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

Are foreclosure sales (REO sales) a factor in the project? [] Yes [] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties. Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature [Signature] Name Joseph C. Difilippo Company Name J&D Associates Appraisal, LLC Company Address 315 Essex Road, Cookeville TN 38506 State License/Certification # 6159 State TN Email Address Joe.D.Appraisals@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____ Name _____ Company Name _____ Company Address _____ State License/Certification # _____ State _____ Email Address _____

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Neighbor to Neighbor Homes LLC	File No.: 2024-0824	
Property Address: 111 Tambark Cir	Case No.: 58367	
City: Murfreesboro	State: TN	Zip: 37128-6016
Lender: Wedgewood Inc		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: August 31, 2024
Appraised Value: \$ 670,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

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COMPARABLE SALE #1

1926 Creekwalk Dr
Murfreesboro, TN 37130-1801
Sale Date: s08/24;c07/24
Sale Price: \$ 600,769



COMPARABLE SALE #2

3726 Magpie Ln
Murfreesboro, TN 37128-1815
Sale Date: s07/24;c05/24
Sale Price: \$ 665,000



COMPARABLE SALE #3

2733 Avington Ct
Murfreesboro, TN 37128-5079
Sale Date: s08/24;c08/24
Sale Price: \$ 705,000

COMPARABLE PROPERTY PHOTO ADDENDUM

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Property Address: 111 Tambark Cir	Case No.: 58367	
City: Murfreesboro	State: TN	Zip: 37128-6016
Lender: Wedgewood Inc		



COMPARABLE SALE #4

2220 Higgins Ln
Murfreesboro, TN 37130-1865
Sale Date: s04/24;c03/24
Sale Price: \$ 649,999



COMPARABLE SALE #5

204 Burnley Way
Murfreesboro, TN 37128-1900
Sale Date: s03/24;c02/24
Sale Price: \$ 689,990



COMPARABLE SALE #6

3128 Landview Dr
Murfreesboro, TN 37128-5696
Sale Date: c08/24
Sale Price: \$ 699,900

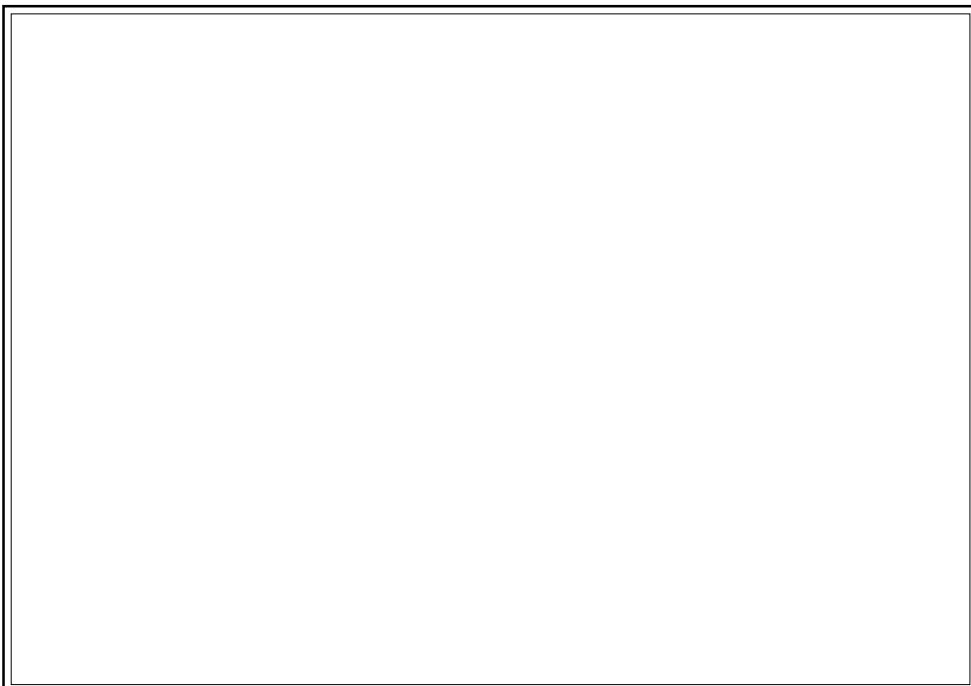
COMPARABLE PROPERTY PHOTO ADDENDUM

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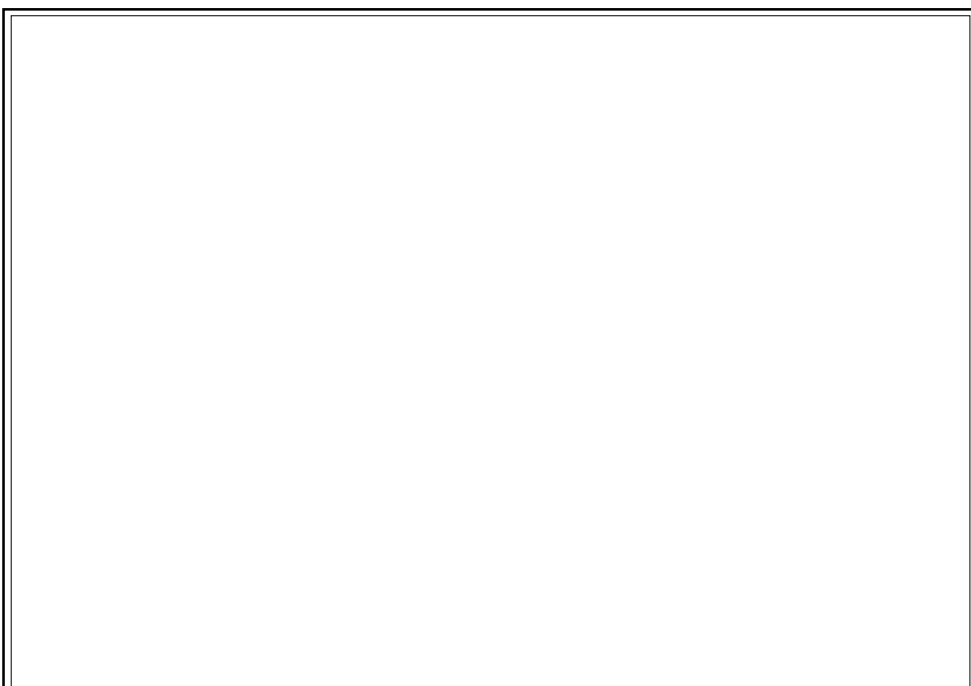
COMPARABLE SALE #7

3114 Landview Dr
Murfreesboro, TN 37128-5696
Sale Date: Active
Sale Price: \$ 839,000



COMPARABLE SALE #8

Sale Date:
Sale Price: \$



COMPARABLE SALE #9

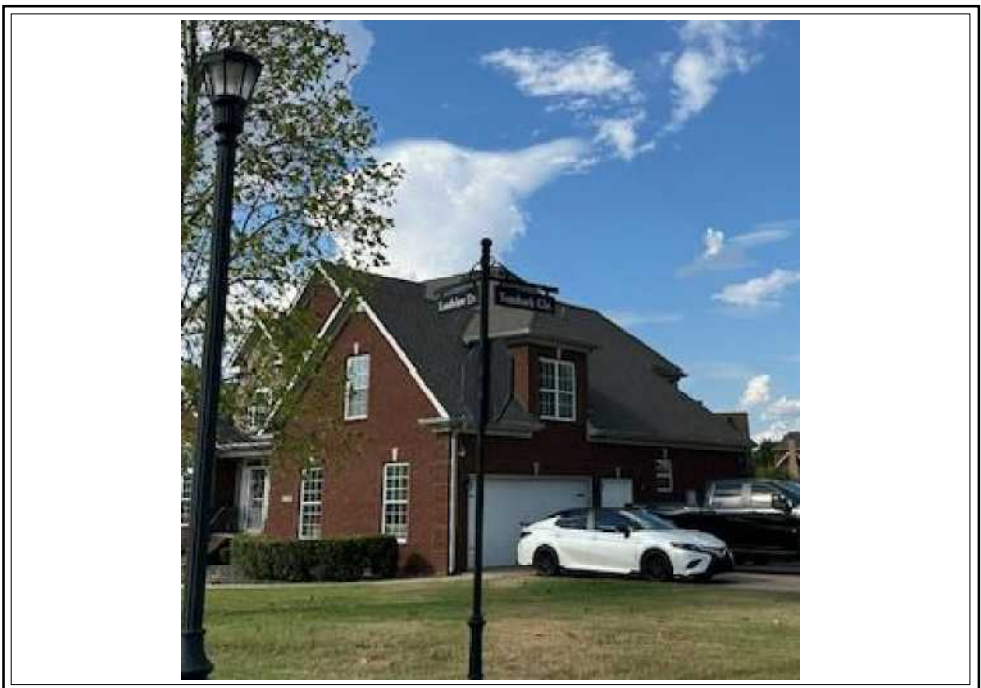
Sale Date:
Sale Price: \$

ADDITIONAL SUBJECT PHOTOS

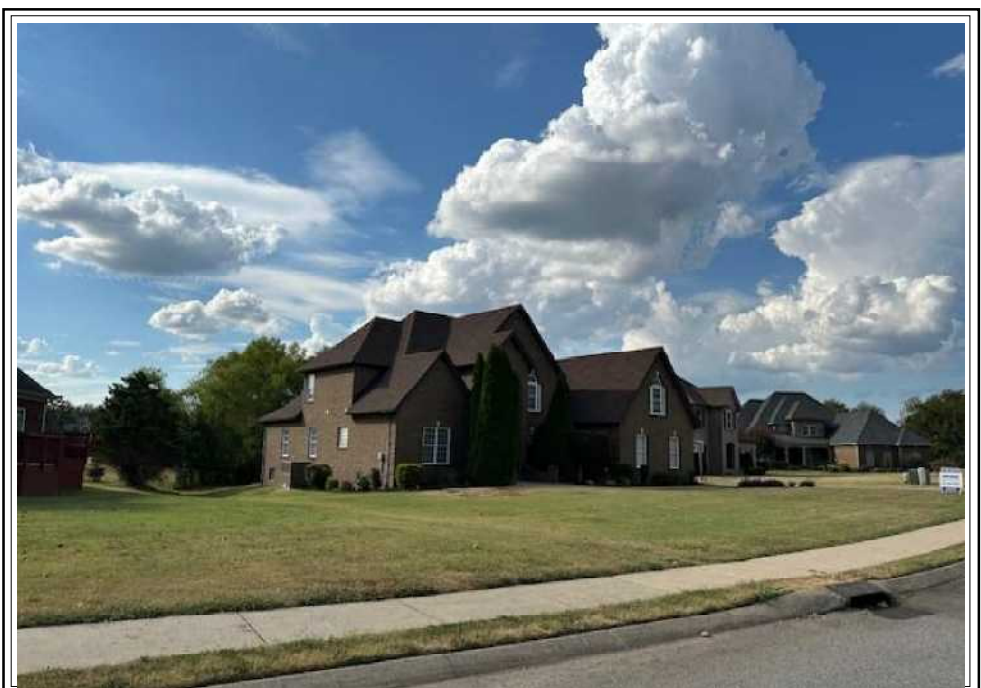
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DEVELOPMENT ENTRY



STREET NAME



SIDE OF SUBJECT

ADDITIONAL SUBJECT PHOTOS

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OPPOSITE STREET SCENE



HOA AREA



HOA PLAYGROUND

ADDITIONAL SUBJECT PHOTOS

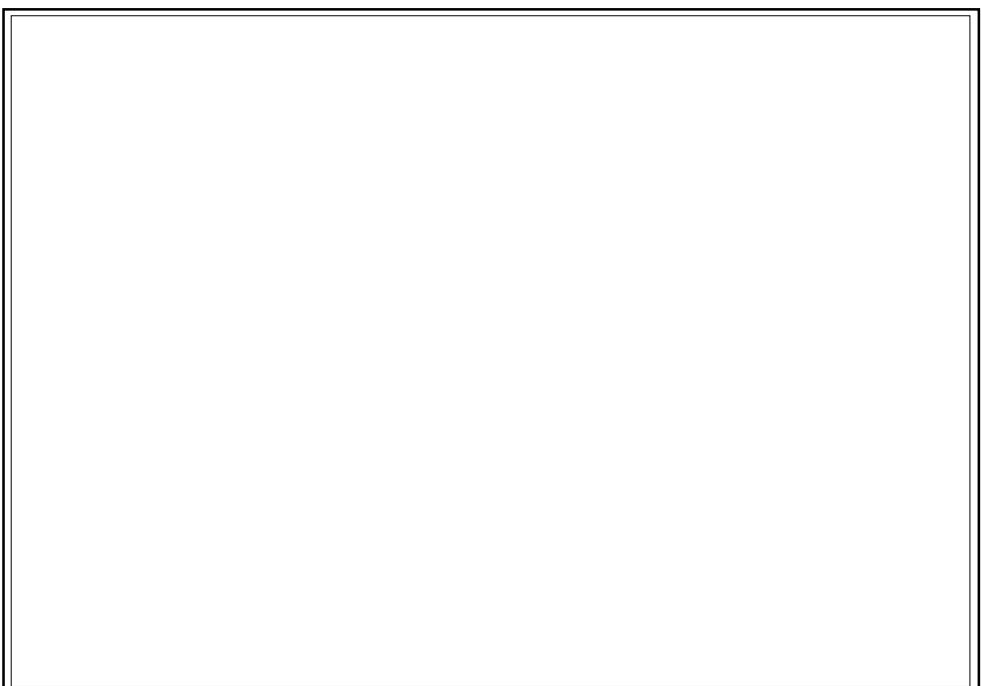
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City: Murfreesboro	State: TN	Zip: 37128-6016
Lender: Wedgewood Inc		



REAR OF SUBJECT



REAR FROM MLS



PLAT MAP

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

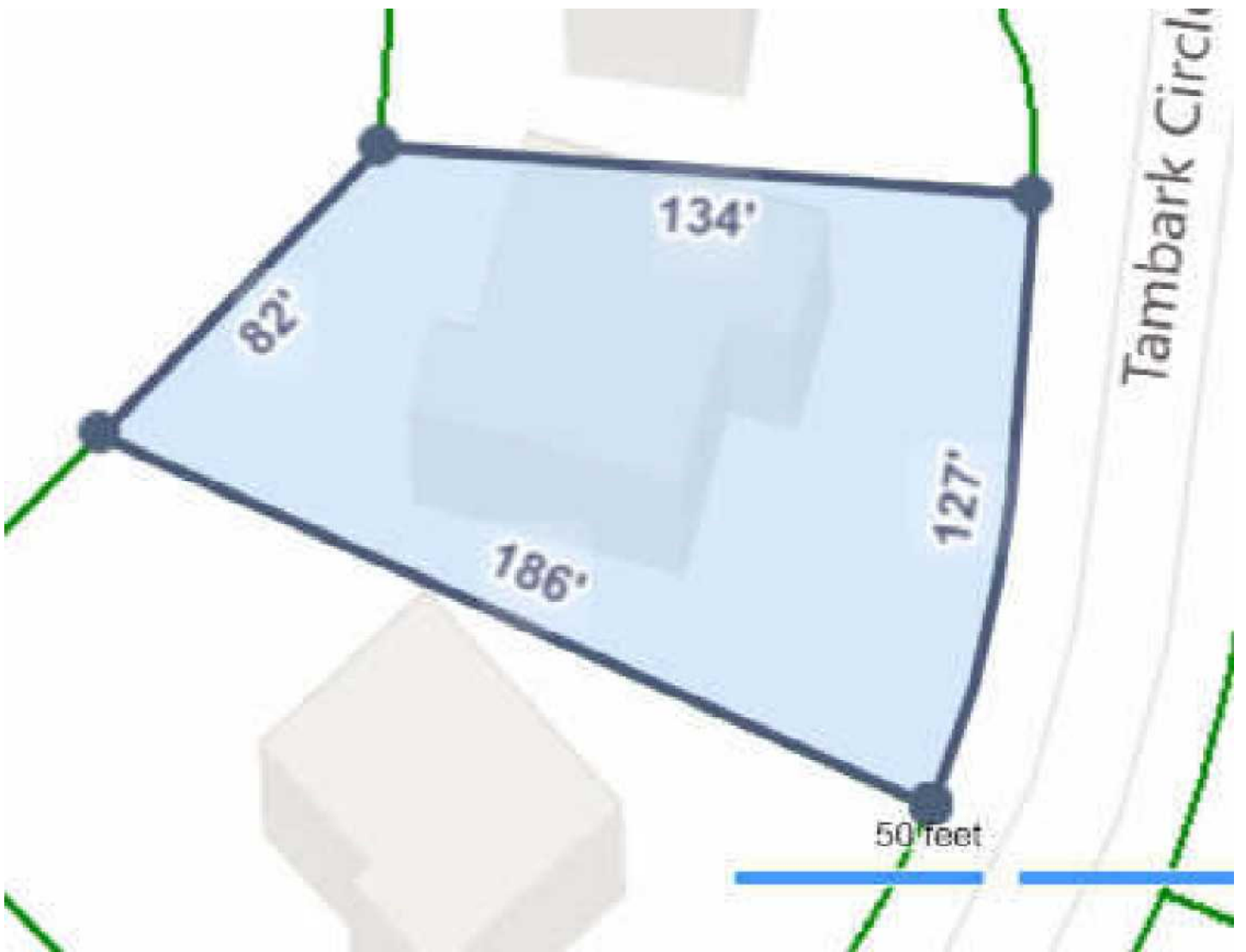
Case No.: 58367

City: Murfreesboro

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LOCATION MAP

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

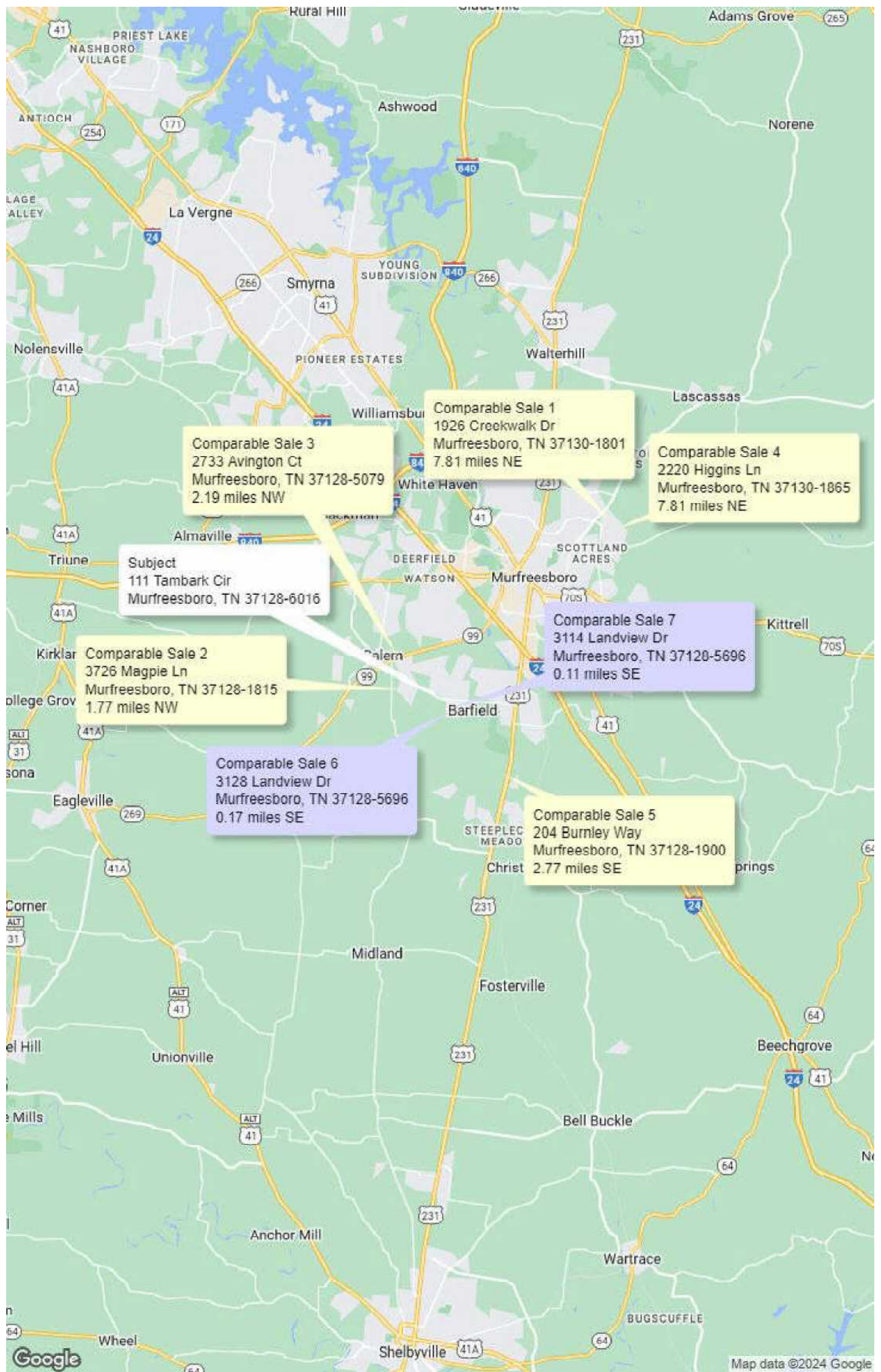
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PROPERTY PROFILE

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City: Murfreesboro	State: TN	Zip: 37128-6016
Lender: Wedgewood Inc		

Account #: R0091372
Owner Name: PERRY TINA Y ETVIR RON A
Owner Name 2:
Owner Address: 111 TAMBARK CIR
Owner Address 2:
City, State, Zip: MURFREESBORO, TN 37128
Property Address: 111 TAMBARK CIR
Jurisdiction: 000 - Rutherford
Parcel #: 124K-B-002.00-000
Subdivision: VALLEY VIEW SEC 2 - VALLEY VIEW
Lot #: 55
Map Book: 29-201
Dimensions: LOT 55 VALLEY VIEW SEC 2 PB29-201 SPLIT OFF 124-42, 42.04, 42.05, FOR 06 127.72 X 186.68 IRR
Land Flag: NODATA
Units/Acres/Sites: 1.00000
Class: 00 - Residential
Land Mkt Value: \$55,000
Improvement Value: \$555,100
Yard Item Value: \$7,400
Total Market Appraisal: \$617,500
Assessment %: %
Assessment: \$154,375
Greenbelt Value: NODATA

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PROPERTY PROFILE

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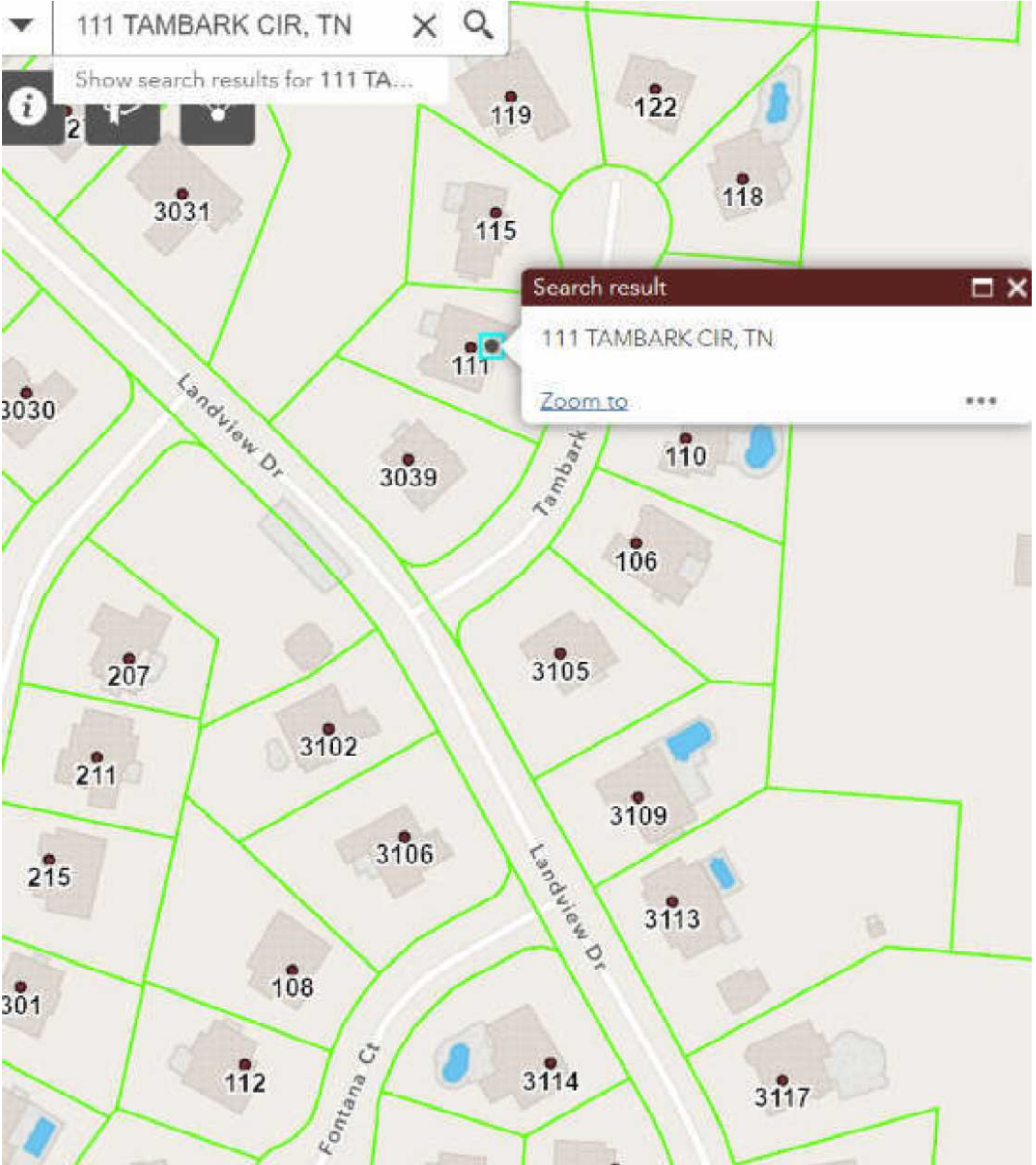
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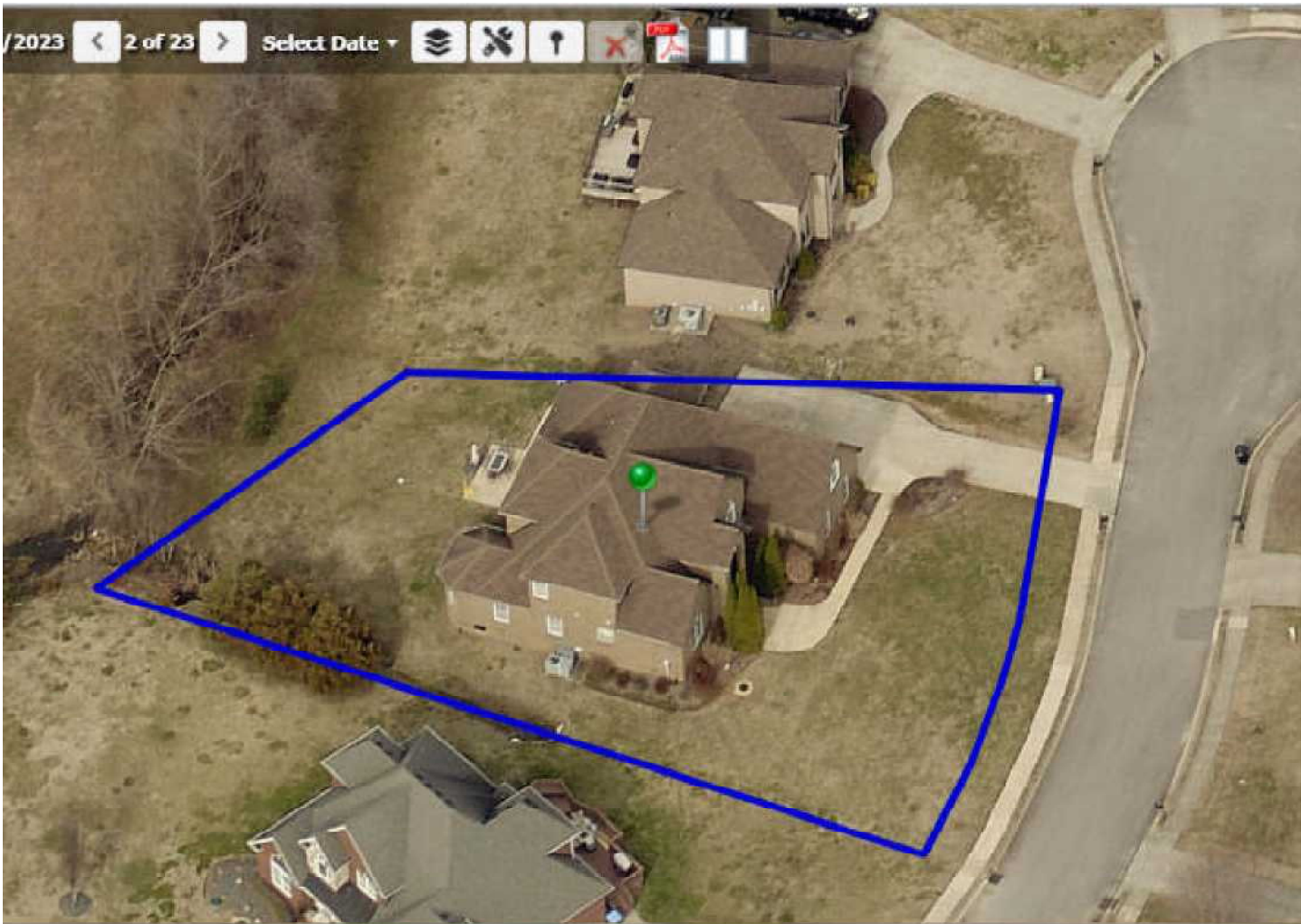
Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc



ZONING MAP

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc



For Community Map Contributors, Rutherford County, TN, Tennessee

PROPERTY PROFILE

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc

Monday, September 02, 2024

LOCATION	
Property Address	111 Tambark Cir Murfreesboro, TN 37128-6016
Subdivision	Volley View Sec 2 Pk29-201
County	Rutherford County, TN
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Residential
Improvement Type	Single Family Residential
Square Feet	3842
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	124K B 002 00
Alternate Parcel ID	
Account Number	R0051379
District/Ward	Rutherford
2020 Census Tract/Block	407 032
Assessor Roll Year	2024



CURRENT OWNER	
Name	Perry Tina Y Elm Ron A
Mailing Address	111 Tambark Cir Murfreesboro, TN 37128-6016

SCHOOL ZONE INFORMATION	
Barfield Elementary School	1.6 mi Distance
Elementary, K to 5	
Christiana Middle School	4.1 mi Distance
Middle, 6 to 8	
Rockvale High School	3.3 mi Distance
High, 9 to 12	

SALES HISTORY THROUGH 08/30/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/12/2007	\$410,040	Perry Tina Y Elm Ron A	Creative Homes LLC	Accepted And Qualified		784/2680
1/16/2006	\$266,000	Creative Homes LLC	B & K Development LLC	Multiple Parcels	5	684/2960

TAX ASSESSMENT						
Appraisal	Amount	Assessment Year	Amount	Jurisdiction	Rate	
Appraisal Year	2024	Assessed Land	\$13,790	Rutherford	1.6762	
Appraised Land	\$55,000	Assessed Improvements	\$140,625			
Appraised Improvements	\$562,500	Total Assessment	\$154,415			
Total Tax Appraisal	\$617,500	Exempt Amount				
		Exempt Reason				

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$2,896.38	\$2,896.38
2022		\$2,495.01	\$2,495.01
2021		\$2,595.71	\$2,595.71
2020		\$2,596.71	\$2,596.71
2018		\$2,445.85	\$2,445.85
2017		\$2,649.18	\$2,649.18
2016		\$2,649.18	\$2,649.18
2014		\$2,458.10	\$2,458.10
2013		\$2,533.79	\$2,533.79

MORTGAGE HISTORY				
Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/12/2007	\$325,000	Perry Ron A & Tina Y	Franklin American Mortgage	784/2682

PROPERTY CHARACTERISTICS: BUILDING					
Building # 1					
Type	Single Family Residential	Condition	Good	Units	1
Year Built	2007	Effective Year	2014	Stories	1.5
Bkrs		Baths	F H	Rooms	
Total Sq. Ft.	3,842	Building Square Feet (Other)			
Building Square Feet (Living Space)			Building Square Feet (Other)		
Base 2025					
Upper Story Finished 1517					
- CONSTRUCTION					
Quality	Good Plus	Roof Framing		Hip/Gable	
Shape		Roof Cover Deck		Composition Shingle	
Partitions		Cabinet Millwork			
Corrosion Wall		Floor Finish		Allowance	
Foundation	12 Block	Interior Finish		Drywall	
Floor System		Air Conditioning			
Exterior Wall	Frame Masonry Veneer	Heat Type		Heat Pump	
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures		15	
- OTHER					
Occupancy		Building Data Source			

PROPERTY CHARACTERISTICS: EXTRA FEATURES				
Feature	Size or Description	Year Built	Condition	
Drwy	1552	2007	AVERAGE	
Patio	240	2007	AVERAGE	
Fipi	1	2007	POOR	
Porch-Slab Roof Cck	51			
Gar Attached	743			

PROPERTY CHARACTERISTICS: LOT			
Land Use	Residential	Lot Dimensions	127.72 X 186.68 IRR
Block/Lot	055	Lot Square Feet	
Latitude/Longitude	35.7863751-88.4375087	Acreage	

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER J.A. Price Agency, Inc. 6640 Shady Oak Road, Suite 500 Eden Prairie MN 55344		CONTACT NAME: Amy Winkelman PHONE (A/C, No, Ext): (800) 944-0119 FAX (A/C, No): (952) 944-5061 E-MAIL ADDRESS: amy.winkelman@japrice.com	
INSURED J&D Associates Appraisal LLC Joseph G. DiFilippo 315 Essex Road Cookeville TN 38506		INSURER(S) AFFORDING COVERAGE INSURER A: The Hanover Atlantic Insurance Company Ltd. INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 24-25 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	INSO	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROTECT <input type="checkbox"/> LOC OTHER:								EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA COMM/RES) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS, NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRE/AUTOS ONLY								OWNED/BIABLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: RETENTION: \$								EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMPLOYER EXCLUDED BY: <input type="checkbox"/> Y/N N/A (Mandatory in TN) If yes, describe under DESCRIPTION OF OPERATIONS below								PER STATE/ OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Real Estate Appraisers E&O Retroactive Date: 01/03/2023	N	N			L3D-J618149-00	01/03/2024	01/03/2023	Per Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

LICENSE

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

Lender: Wedgewood Inc



USPAP ADDENDUM

Borrower: Neighbor to Neighbor Homes LLC
 Property Address: 111 Tambark Cir
 City: Murfreesboro County: Rutherford State: TN Zip Code: 37128-6016
 Lender: Wedgewood Inc

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- Appraisal Report** A written report prepared under Standards Rule 2-2(a).
- Restricted Appraisal Report** A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60-120

EXPOSURE TIME

The estimated length of time that 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. This means that in all assignments that use forms with the preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at the appraised value.

A reasonable exposure time for the subject property developed independently from the stated marketing time is 60-120 days.

Additional Certifications

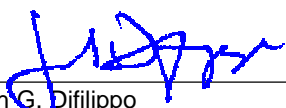
- I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client-Wedgewood Inc. The Intended Use is to evaluate the property that is the subject of this appraisal for a SERVICING, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

APPRAISER:

Signature: 
 Name: Joseph G. DiFilippo
 Date Signed: 09/02/2024
 State Certification #: 6159
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: TN
 Expiration Date of Certification or License: 02/17/2026
 Effective Date of Appraisal: 08/31/2024

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
 Did Not Exterior-only from street Interior and Exterior

AERIAL MAP

Borrower: Neighbor to Neighbor Homes LLC

File No.: 2024-0824

Property Address: 111 Tambark Cir

Case No.: 58367

City: Murfreesboro

State: TN

Zip: 37128-6016

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