



Report Generated on January 3rd, 2022



4 bd 3 ba 2,640 sqft

1986 Sunnyside Dr, Brentwood, TN 37027

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

Home value



Zestimate

\$814,200



Zestimate range

\$749,000 - \$887,000



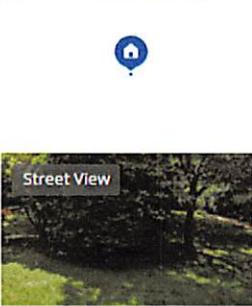
Last 30-day change

+ \$13,226 (+1.7%)



Zestimate per sqft

\$308



Inside the Zestimate

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

ESTIMATE BASED ON

Comparable homes

\$891,193 ✓

Local tax assessments

\$767,843 ✓

Local Home Values ▾

1 year

5 years

10 years

— This home --



PLAINTIFF'S EXHIBIT

1



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RENTAL ZESTIMATE : \$3,221/mo

Close ^

Estimated net proceeds

\$325,558

Est. selling price of your home

\$ 814,200

Est. remaining mortgage ?

\$ 416,931

Est. prep & repair costs ?

\$6,000 v

Est. closing costs ?

\$65,712 v

Est. total selling costs (9%)

\$71,712

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

Comparable homes

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

OUR NEIGHBOR'S HOUSE



This home

\$814,200

Sold

4 beds

3 baths

2640 sqft

\$308 / sqft



1969 Sunny Side Dr

\$820,000

Sold 8 months ago

3 beds

3 baths

2598 sqft

\$316 / sqft

MLS ID #2250642, Vivian Armstrong, 615-815-9132, 615-815-9132



2011 Sunny Side Dr

\$720,000

Sold 12 months ago

4 beds

3 baths

3429 sqft

\$210 / sqft

MLS ID #2202892, Rachel Barry Stinson, 615-397-4307, 615-200-8679



2011 Sunny Side Dr

\$720,000

Sold

4 beds

3 baths

3429 sqft

\$210 / sqft



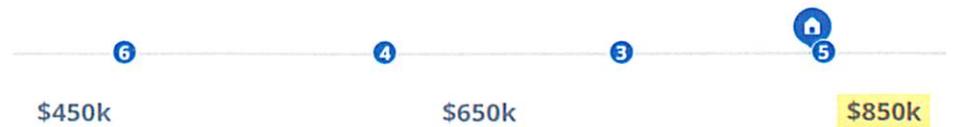


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Comparative value

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



Overview

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

Facts and features

Edit

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

Interior details

Bedrooms and bathrooms

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

Basement

Basement: Unfinished

Flooring

Flooring: Hardwood

Heating

Heating features: Forced air, Electric

Cooling

Cooling features: Central

Appliances

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

Other interior features

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



Property details

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Parking

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

Lot

Lot size: 1.05 Acres

Property

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

Other property information
 Parcel number: 094013JA03500

Construction details

Type and style
 Home type: SingleFamily

Condition
 Year built: 1977

Material information
 Foundation: Crawl/Raised
 Roof: Asphalt

Utility
 Water information: City Water

Community and Neighborhood Details

Location
 Region: Brentwood

Other financial information
 Annual tax amount: \$2,147

Other facts
 Basement Description: Crawl
 Floor Types: Finished Wood
 Oven Source: Electric
 Sewer System: Septic Tank
 Bedroom 1 Description: Master BR Downstairs
 Construction Type: All Brick
 Cooling System: Central
 Garage Capacity: 2
 Heating Source: Electric
 Heating System: Central
 Water Source: City Water
 Garage Description: Attached - SIDE
 Interior Other: Ceiling Fan, Storage, Wood Burning FP
 Living Room Description: Fireplace
 Oven Description: Double Oven
 Range Description: Cooktop
 Patio/Deck: Deck
 Built Information: Renovated
 Basement Type: Other
 Kitchen Description: Eat-In
 Master Bath Description: Ceramic
 Dining Room Description: Separate

Range Source: Gas
 Fence Type: Partial
 Area: 10-Williamson County
 County: Williamson County, TN
 Cooling Source: Gas
 Contingency Type: Inspection
 Property Class: Residential
 Sq. Ft. Measurement Source: Prior Appraisal
 Acreage Source: Calculated from Plat
 Full Baths Main: 2
 New Construction: 0
 Number Of Fireplaces: 1
 Number Of Stories: 2.00
 Half Baths Main: 1
 Kitchen Dimensions: 13x11
 Rec Room Dimensions: 25x20
 Tax Amount: 2080
 Sq. Ft. Main Floor: 2640
 Mls Status: Under Contract - Showing Standard Contract
 Listing Ty

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

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





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

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

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

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

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

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

Price history

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

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

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

Public tax history

Year	Property Taxes	Tax Assessment
2020	\$2,147	\$96,725
2019	\$2,147 (+3.2%)	\$96,725
2018	\$2,080	\$96,725
2017	\$2,080	\$96,725
2016	--	\$96,725 (+23.7%)
2015	--	\$78,175
2014	--	\$78,175
2013	--	\$78,175
2012	--	\$78,175
2011	--	\$78,175 (+23.3%)



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

Neighborhood: 37027

SURROUNDED BY HUNDREDS OF ACRES OF PROTECTED WOODLANDS!



Nearby homes



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

MLS ID #2103371



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

Nearby schools in Brentwood

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

GreatSchools rating

- 7/10** **Grassland Elementary**
 Grades: K-5 Distance: 0.8 mi
- 9/10** **Grassland Middle School**
 Grades: 6-8 Distance: 0.9 mi
- 9/10** **Franklin High School**
 Grades: 8-12 Distance: 5 mi



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