

APPRAISAL OF REAL PROPERTY

LOCATED AT

6.48+/- Acres E Division St.
Mt Juliet, TN 37122

FOR

Tulsi Patel
Tulit Investments

OPINION OF VALUE

2,140,000

AS OF

01/27/2025

BY

Russell E. Parrish
Parrish & Associates, Inc.
2494 North Mt. Juliet Road, Suite 100
Mount Juliet, TN 37122
(615) 773-4020
russell@parrishappraisals.com
<http://www.parrishappraisals.com>

Parrish & Associates, Inc.
2494 North Mt. Juliet Road, Suite 100
Mount Juliet, TN 37122
(615) 773-4020
<http://www.parrishappraisals.com>

02/06/2025

Tulsi Patel
Tulit Investments

Re: Property: 6.48+/- Acres E Division St.
Mt Juliet, TN 37122

Borrower:
File No.:

Opinion of Value: \$ 2,140,000
Effective Date: 01/27/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Russell E. Parrish
ASA-Real Property
License or Certification #: 2165
State: TN Expires: 02/28/2025
russell@parrishappraisals.com

File No.:

3/2007

250115-1

File No.:

SALES COMPARISON APPROACH

250115-1

File No.:

3/2007

Assumptions, Limiting Conditions & Scope of Work

Property Address:	6.48+/- Acres E Division St.	City:	Mt Juliet	File No.:		State:	TN	Zip Code:	37122
Client:	Tulsi Patel	Address:							
Appraiser:	Russell E. Parrish	Address:	2494 North Mt. Juliet Road, Suite 100, Mount Juliet, TN 37122						

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

The Covid-19 pandemic has not had a negative impact on the real estate market in the subject area market.

I certify that, to the best of my knowledge and belief:

- Additional Certifications:**

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name:	Tulsi Patel
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E-Mail: _____ Address: _____

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Russell E. Parrish
Company: Parrish & Associates, Inc.
Phone: (615) 773-4020
E-Mail: russell@parrishappraisals.com
Date Report Signed: 02/06/2025
License or Certification #: 2165
Designation: ASA-Real Property
Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect
Date of Inspection: 01/27/2025

Supervisory or
Co-Appraiser Name: _____
Company: _____
Phone: _____ Fax: _____
E-Mail: _____
Date Report Signed: _____
License or Certification #: _____ State: _____
Designation: _____
Expiration Date of License or Certification: _____
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: _____

Subject Photo Page

Client	Tulsi Patel					
Property Address	6.48+/- Acres E Division St.					
City	Mt Juliet	County	Wilson	State	TN	Zip Code 37122
Lender/Client	Tulsi Patel					



Subject Front

6.48+/- Acres E Division St.



Subject



Subject Street

Photograph Addendum

Client	Tulsi Patel					
Property Address	6.48+/- Acres E Division St.					
City	Mt Juliet	County	Wilson	State	TN	Zip Code 37122
Lender/Client	Tulsi Patel					



Comparable Photo Page

Client	Tulsi Patel					
Property Address	6.48+/- Acres E Division St.					
City	Mt Juliet	County	Wilson	State	TN	Zip Code 37122
Lender/Client	Tulsi Patel					



Comparable 1

Beckwith Rd



Comparable 2

615 NW Rutland Rd



Comparable 3

Beckwith Rd

Comparable Photo Page

Client	Tulsi Patel					
Property Address	6.48+/- Acres E Division St.					
City	Mt Juliet	County	Wilson	State	TN	Zip Code 37122
Lender/Client	Tulsi Patel					



Comparable 4

2486 E Division St
 Prox. to Subject 0.11 miles W
 Sale Price 1,800,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Comm/Industr/Res
 View
 Site 5.4
 Quality
 Age

Comparable 5

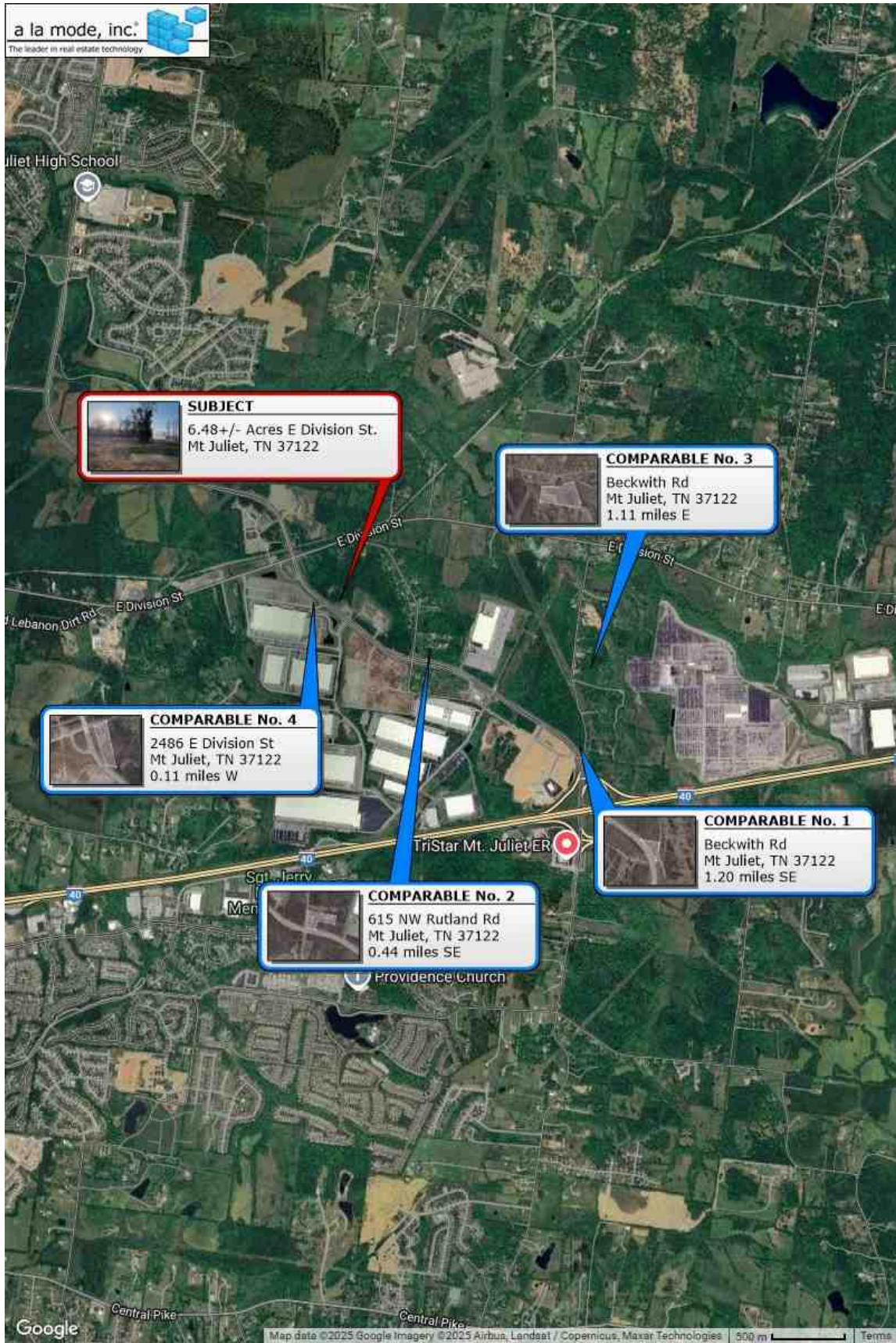
Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

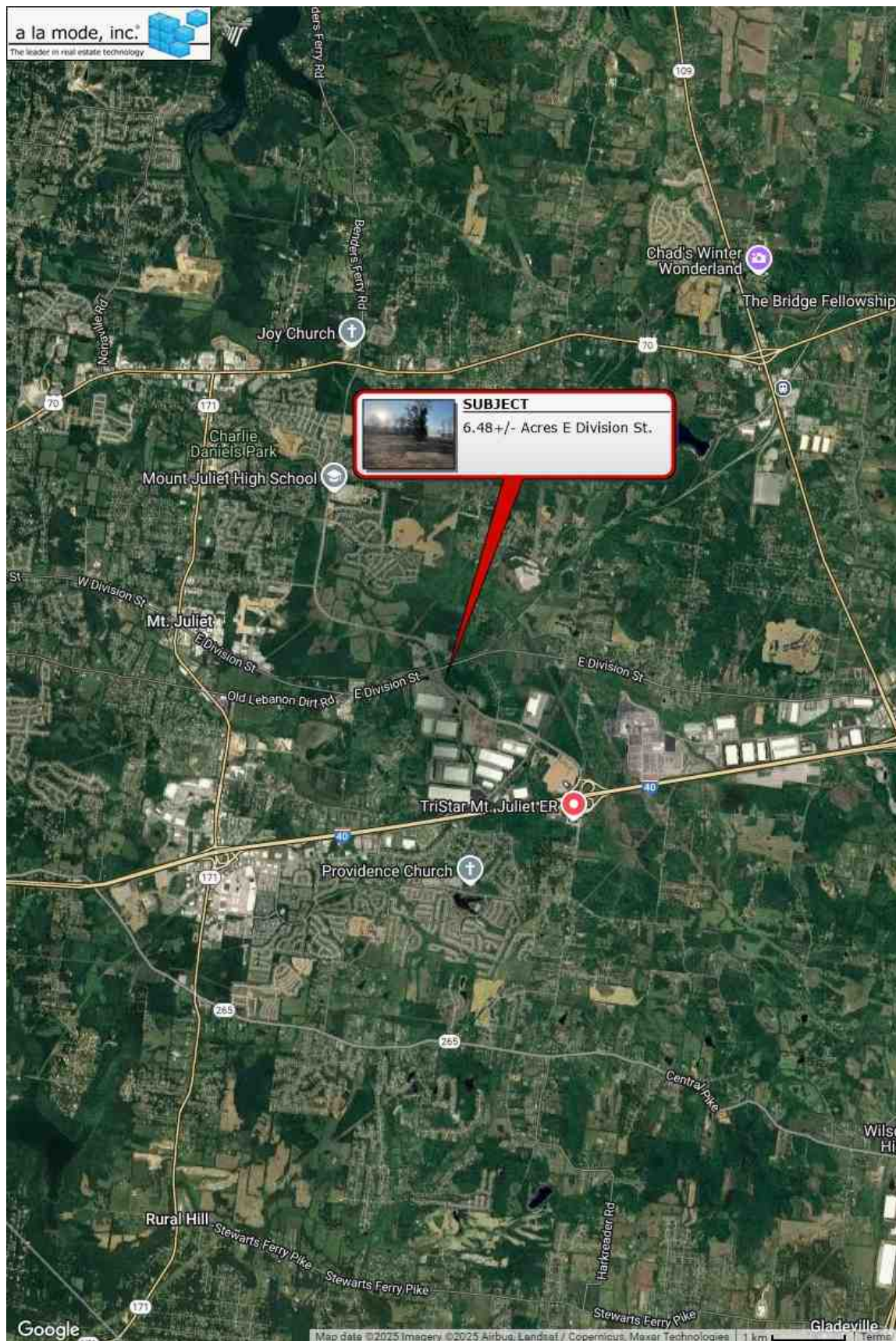
Comparable Sales Map

Client	Tulsi Patel						
Property Address	6.48+/- Acres E Division St.						
City	Mt Juliet	County	Wilson	State	TN	Zip Code	37122
Lender/Client	Tulsi Patel						



Location Map

Client	Tulsi Patel					
Property Address	6.48+/- Acres E Division St.					
City	Mt Juliet	County	Wilson	State	TN	Zip Code 37122
Lender/Client	Tulsi Patel					



LICENSE



STATE OF TENNESSEE
DEPARTMENT OF
COMMERCE AND INSURANCE

RUSSELL EDWIN PARRISH



25685

ID NUMBER: 2165
LIC STATUS: ACTIVE
EXPIRATION DATE: February 28, 2025

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER

THIS IS TO CERTIFY THAT ALL REQUIREMENTS
OF THE STATE OF TENNESSEE HAVE BEEN MET

RUSSELL EDWIN PARRISH
2494 NORTH MT JULIET ROAD STE 100
MOUNT JULIET TN 37122

State of Tennessee

TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED GENERAL REAL ESTATE APPRAISER
RUSSELL EDWIN PARRISH

This is to certify that all requirements of the State of Tennessee have been met.



ID NUMBER: 2165
LIC STATUS: ACTIVE
EXPIRATION DATE: February 28, 2025

IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE



CERTIFICATE OF REAL ESTATE LICENSEE ERRORS AND OMISSIONS INSURANCE

Insurance Company: Continental Casualty Company, a CNA insurance company (Continental)
Producer: Rice Insurance Services Center (RISC), A Division of Accretive Specialty Insurance Solutions, LLC
4211 Norbourne Boulevard, Louisville, Kentucky 40207-4048
Phone: (800) 637-7319 Fax: (502) 897-7174

Russell Parrish
2494 N Mt Juliet Rd
STE 100
Mount Juliet, TN 37122

THIS CERTIFICATE OF INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER OTHER THAN THOSE SET FORTH IN THE POLICY AND ANY ENDORSEMENTS ISSUED TO THE LICENSEE. THIS CERTIFICATE DOES NOT AMEND, EXTEND, OR ALTER THE COVERAGE AFFORDED BY THE INSURANCE POLICY REFERENCED HEREIN.

This is to certify that the following Licensee is insured, as stated below, through the group errors and omissions insurance policy issued to the Tennessee Real Estate Commission:

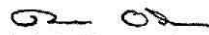
Insured: Russell Parrish
Real Estate License Number: TN : 267829-AF
(if applicable)
Policy Number: 25 EO 0015TN

Individual Policy Period: 01/01/2025 to 07/01/2026 *

Limits of Liability: \$100,000 per claim / \$300,000 aggregate**
Deductibles: Damage Deductible: \$1,000
Claim Expenses Deductible: \$0

This policy is a claims-made-and-reported policy. It only applies to Claims that are made and reported during the Individual Policy Period or any applicable Extended Reporting Period. To protect the Insured's interest and preserve any available coverage, it is essential to report claims timely in accordance with the policy provisions.

You may obtain a copy of the group policy online at www.risceo.com. You may also obtain copies of the group policy and any optional endorsements purchased by calling us at (800) 637-7319, ext 1.


Authorized Representative

12/30/2024 - 01:30 PM EST
Date Generated

*If this policy is cancelled prior to the expiration date indicated, notice will be delivered in accordance with the policy provisions.

**Limits of liability may have been reduced by payments on claims.

Date of Enrollment: 12/30/2024 - 01:30 PM EST

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



APPRAISAL ENDORSEMENT - TENNESSEE

In consideration of the additional premium paid to the Company, it is understood and agreed that the policy is amended as follows:

I. The Section entitled **EXCLUSIONS** is amended as follows:

- A. The exclusion entitled Specified Activities, paragraph 2. is deleted in its entirety and replaced with the following:

Specified Activities

the **Insured's** activities as:

1. a lawyer, title agent, mortgage banker, mortgage broker or correspondent, escrow agent, **Construction Manager**, property developer, or insurance agent, except that the escrow agent portion of this exclusion shall not apply to an **Escrow Claim** until the **Escrow Claim** Sublimit of Liability has been exhausted; or
2. an appraisal management company or controlling appraiser for an appraisal management company;
3. a property manager which do not require a real estate license;

- B. The exclusion entitled Commission Disputes is deleted in its entirety and replaced with the following:

disputes over commissions or fees between real estate brokers, broker associates, salespersons, auctioneers, property managers, real estate rental agents, and/or appraisers or disputes over commissions or fees involving lawsuits initiated by the **Insured**. This exclusion does not apply to disputes over commissions or fees involving counterclaims filed with the approval of the Company;

II. The Section entitled **DEFINITIONS** is amended as follows:

- A. The definition of **Professional Services** is amended by the addition of the following:

Professional Services also means services performed by the **Licensee** as a Tennessee licensed, certified, or registered real estate appraiser, provided all necessary licenses are held by the **Licensee** at the time of the act, error, or omission giving rise to the **Claim**.

- B. The Section entitled **DEFINITIONS**, the definition of Real Estate Firm is amended by the addition of the following:

Real Estate Firm also means a legal entity with which real estate appraisers are affiliated and which the **Licensee** works for or represents.

This endorsement does not apply to any **Claim** if the **Licensee** does not hold an active license or certificate issued by the Tennessee Real Estate Appraisers Board, pursuant to the Tennessee State Licensing and Certified Real Estate Appraisers Law, at some point during the **Individual Policy Period**.

Additionally, this endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or **Related Claim**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA71150TN (9-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



PROPERTY MANAGEMENT ENDORSEMENT

In consideration of the additional premium paid, it is understood and agreed that:

1. Section VIII. Definitions, the definition of **Professional Services** is amended to add the following:

Professional Services also mean **Property Management Services** performed by the Licensee.

2. The following new definitions are added:

Property Management Services means the following services provided in connection with the management of commercial or residential property:

- A. development and implementation of management plans and budget;
- B. oversight of physical maintenance of property;
- C. solicitation, evaluation and securing of tenants and management of tenant relations, collection of rent and processing evictions;
- D. development, implementation and management of loss control and risk management plans for real property;
- E. solicitation and negotiation of contracts for sale and leasing of real property;
- F. development, implementation and management of contracts and subcontracts (excluding property and liability insurance contracts) necessary to the daily functioning of the property;
- G. personnel administration; and
- H. record keeping.

Property Management Services does not include **Renovation Services** or analysis or evaluations of, or recommendations concerning, environmental hazards or exposures.

Renovation Services means the following services provided in connection with the renovation and reconstruction of commercial or residential property:

- A. management of facility renovation and reconstruction plans;
- B. development and management of renovation and reconstruction contracts and subcontracts; and
- C. development of loss control and risk management plans in connection with the reconstruction or renovation.

3. Section VI. Exclusions is amended by the addition of the following new exclusions:

- W. the commingling, misappropriation or improper use of funds, or arising out of the gaining of any personal profit or advantage to which the **Insured** is not legally entitled;
- X. **Property Management Services** in which any **Insured** or any company affiliated with any **Insured** was a developer, constructor or builder;
- Y. the failure to effect or maintain any insurance or bond, or to the failure to cover certain perils or to purchase an adequate amount or type of insurance;
- Z. any advice as to the future value of property;
- AA. the transfer or failure to transfer funds, monies or securities;
- BB. the formation, syndication, promotion, roll-up, operation or administration of any property syndication, real estate investment trust or any other form of corporation, general or limited partnership or joint venture;
- CC. any tax advice rendered by any **Insured**;
- DD. any **Insured** making warranties or guarantees as to the future value of any property.

This endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or **Related Claim**.

All other terms and conditions of the Policy remain unchanged.

CNA99365XX (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



RESIDENTIAL PERSONAL INTEREST COVERAGE ENDORSEMENT

(With Sublimits)

In consideration of the additional premium paid, it is understood and agreed that:

Solely with respect to a **Residential Personal Interest Claim**,

I. The Declarations Page of the policy is amended to include the following new Item:

SUBLIMITS RESIDENTIAL PERSONAL INTEREST CLAIM:

- (a) \$100,000 per **Licensee** per **Residential Personal Interest Claim (Damages)**
- (b) \$300,000 Aggregate all **Residential Personal Interest Claims** per **Licensee (Damages)**

II. The Section of the policy entitled **LIMITS OF LIABILITY** is amended to include the following:

The Company's Sublimit of Liability for **Damages** for each **Residential Personal Interest Claim** per **Licensee** shall not exceed the per **Residential Personal Interest Claim** Sublimit stated in the Declarations. The Company's Sublimit of Liability for **Damages** for all **Residential Personal Interest Claims** per **Licensee** for each **Annual Policy Term** shall not exceed the Aggregate **Residential Personal Interest Claim** Sublimit set forth in the Declarations. **Damages** paid within the **Residential Personal Interest Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** Limit of Liability and the Aggregate Limit of Liability under Item 3 of the Declarations.

III. The Section of the policy entitled **EXCLUSIONS**, the exclusion entitled Owned or Purchased Property, is amended by the addition of the following exception to the exclusion:

- except that this exclusion shall not apply to a **Residential Personal Interest Claim** until the **Residential Personal Interest Claim** Sublimit of Liability has been exhausted, provided that
- i. the **Residential Property** was owned for at least one hundred eighty (180) days by the **Licensee**; the **Licensee's** spouse or **Domestic Partner**; or any entity, corporation, partnership, or trust in which the **Licensee** or **Licensee's** spouse or **Domestic Partner** has or had a financial or ownership interest;
 - ii. the property was not constructed or developed by the **Licensee**; the **Licensee's** spouse or **Domestic Partner**; or any entity, corporation, partnership, or trust in which the **Licensee** or **Licensee's** spouse or **Domestic Partner** has or had a financial or ownership interest;
 - iii. a state or local board approved standard sales contract was used;
 - iv. prior to closing,
 - a. a home warranty was purchased by or for the buyer;
 - b. if required by law, a seller disclosure form was signed by the buyer;
 - c. if the **Residential Property** was owned by the **Licensee's** spouse or **Domestic Partner**, the relationship between the **Licensee** and the **Licensee's** spouse or **Domestic Partner** was disclosed to and acknowledged by the buyer in writing;
 - d. if the **Residential Property** was owned by an entity, corporation, partnership, or trust in which the **Licensee** or **Licensee's** spouse or **Domestic Partner** has or had a financial or ownership interest, the relationship between the **Licensee**; **Licensee's** spouse or **Domestic Partner**; and the entity, corporation, partnership, or trust was disclosed to and acknowledged by the buyer in writing;
 - e. the ownership or financial interest of the **Licensee**; **Licensee's** spouse or **Domestic Partner**; or entity, corporation, partnership, or trust in the **Residential Property** was disclosed to and acknowledged by the buyer in writing; and
 - f. a licensed inspector who was not related to or affiliated with the **Licensee**; the **Licensee's** spouse or **Domestic Partner**; or any entity, corporation, partnership, or trust in which the **Licensee** or **Licensee's** spouse or **Domestic Partner** has or had a financial or ownership interest issued a written home inspection report that the buyer acknowledged in writing;
 - v. the sale or listing was performed under and subject to applicable real estate license law; and
 - vi. prior to the effective date of this endorsement, no **Insured** had a basis to believe that any negligent act, error or omission, or **Related Negligent Act, Error, or Omission** might reasonably be expected to be the basis of a **Claim** against the **Insured**;

IV. Solely with respect to the coverage provided by this endorsement, the Section entitled **DEFINITIONS** is amended by the addition of the following new definitions:

CNA59800TN (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026

Residential Personal Interest Claim means a **Claim** arising from the sale or listing for sale of **Residential Property** other than the **Licensee's Primary Residence**.

Residential Property means a single-family residence or multi-family residences with four (4) or fewer units other than the **Licensee's Primary Residence**.

This endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or any **Related Claim**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA59800TN (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



INCREASED LIMITS OF LIABILITY ENDORSEMENT

\$500,000 FOR EACH CLAIM/ \$1,000,000 FOR ALL CLAIMS

In consideration of the additional premium paid, it is understood and agreed that the following amendment is made to the policy Declarations page only as respects the **Licensee** named in the Schedule below and only as respects a **Claim** first made against such **Licensee** and reported to the Company in writing after the effective date of this Endorsement and before the expiration date of the **Individual Policy Period**:

ITEM 3. LIMITS OF LIABILITY of the Declarations is deleted in its entirety and replaced by the following:

ITEM 3. LIMITS OF LIABILITY (a) \$500,000 per **Licensee** per **Claim (Damages)**

(b) \$1,000,000 Aggregate all **Claims** per **Licensee (Damages)**

Nothing herein shall serve to increase any Sublimits of Liability shown on the Declarations page or any amounts provided under the Section of the policy entitled **SUPPLEMENTARY PAYMENTS**.

This endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or **Related Claim**.

SCHEDULE:
Russell Parrish

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA99357XX (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



APPRAISER TRAINEE ENDORSEMENT

In consideration of the additional premium paid to the Company, it is understood and agreed that the policy is amended as follows:

I. The Section of the policy entitled **DEFINITIONS**, the definition of **Insured** is amended by the addition of the following new language:

Insured also means the **Appraiser Trainees** listed in the Schedule below, but only while (a) employed by the **Licensee** and acting under the **Licensee's** supervision and control and (b) assisting the **Licensee** in the performance of the **Licensee's Professional Services** as a Tennessee licensed or certified real estate appraiser, provided that all necessary licenses are held by the **Licensee** at the time of the act, error, or omission giving rise to the **Claim**.

II. The Section of the policy entitled **DEFINITIONS** is amended by the addition of the following new definition:

Appraiser Trainee means an individual licensed as a registered trainee real estate appraiser under the Tennessee State Licensing and Certified Real Estate Appraisers Law, who assists in the collection of data or preparation of an appraisal, is employed by the **Licensee**, and is under the **Licensee's** supervision or control, provided the **Appraiser Trainee** holds all necessary licenses at the time of the act, error, or omission giving rise to the **Claim**.

III. Solely with respect to a **Claim** made against an **Appraiser Trainee**:

- A. This endorsement shall not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period; and
- B. If, prior to the effective date of this endorsement, any **Insured** had a reasonable basis to believe a **Claim** may arise, then this endorsement shall not apply to such **Claim** or any **Related Claim**.

IV. SCHEDULE OF APPRAISER TRAINEES:

Vanessa Bartold

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA99355XX (9-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



CONTINGENT BODILY INJURY AND PROPERTY DAMAGE ENDORSEMENT

In consideration of the additional premium paid to the Company, it is understood and agreed that the policy is amended as follows:

I. The Declarations Page is amended to include the following new Item:

SUBLIMITS **BODILY INJURY CLAIM/PROPERTY DAMAGE CLAIM:**

- (a) \$10,000 per Licensee per **Bodily Injury Claim** or **Property Damage Claim** (Damages & Claim Expenses)
- (b) \$10,000 Aggregate all **Bodily Injury Claims** and **Property Damage Claims** per Licensee (Damages & Claim Expenses)

II. The Section entitled **LIMITS OF LIABILITY** is amended as follows:

A. The following new Subsection is added:

The Company's Sublimit of Liability for **Damages** and **Claim Expenses** for each **Bodily Injury Claim** or **Property Damage Claim** per Licensee shall not exceed the per **Bodily Injury Claim** or **Property Damage Claim** Sublimit stated in the Declarations. The Company's Sublimit of Liability for **Damages** and **Claim Expenses**, combined, for all **Bodily Injury Claims** and **Property Damage Claims** per Licensee for each **Annual Policy Term** shall not exceed the Aggregate all **Bodily Injury Claims** and **Property Damage Claims** Sublimit set forth in the Declarations. **Damages** paid within the **Bodily Injury Claim/Property Damage Claim** Sublimits of Liability are included within, and not in addition to, the per **Claim** and the Aggregate Limits of Liability set forth in the Declarations.

B. Subsection H. is deleted in its entirety and replaced with the following:

H. Except with respect to a **Bodily Injury Claim** and **Property Damage Claim**, **Claim Expenses** are in addition to the Limits of Liability or Sublimits of Liability. The Company will not pay **Claim Expenses** in connection with covered **Bodily Injury Claims** or **Property Damage Claims** after the applicable Sublimits of Liability have been exhausted. The Company's payment of the applicable Limits of Liability or Sublimits of Liability ends the Company's duties to defend, pay **Damages**, and pay **Claim Expenses**.

III. The Section entitled **EXCLUSIONS** is amended as follows:

A. The exclusion entitled **Bodily Injury** is deleted in its entirety and replaced with the following:

Bodily Injury

bodily injury, sickness, disease, mental anguish, pain, suffering, emotional distress, or death of any person, except that this exclusion shall not apply to a **Bodily Injury Claim** or a **Property Damage Claim** until the **Bodily Injury Claim/Property Damage Claim** Sublimit of Liability has been exhausted;

B. The exclusion entitled **Property Damage** is deleted in its entirety and replaced with the following:

Property Damage

physical injury to, destruction, or loss of use of tangible property, except that this exclusion shall not apply to (1) a **Lock Box Claim** until the **Lock Box Claim** Sublimit of Liability has been exhausted; (2) to an **Environmental Claim** until the **Environmental Claim** Sublimit of Liability has been exhausted; or (3) a **Bodily Injury Claim** or **Property Damage Claim** until the **Bodily Injury Claim/Property Damage Claim** Sublimit of Liability has been exhausted;

C. Solely with respect to the coverage provided by this endorsement, the following new exclusions are added:

Motor Vehicle

the ownership, maintenance, operation, use, entrustment to others, loading, or unloading of any motor vehicle, aircraft or watercraft, operated by, rented or loaned to any **Insured**;

Workers Compensation

CNA90478XX (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026

any act or omission for which any **Insured** could be held liable under any workers compensation, unemployment compensation, or disability benefits law or under any similar law;

Employee of Insured

bodily injury, sickness, disease, mental anguish, pain, suffering, emotional distress, or death of any employee of the **Insured**, arising out of his or her employment by the **Insured** or to any obligation of the **Insured** to indemnify or contribute with another employer because of damages arising out of such injury or death;

VI. The Section entitled **DEFINITIONS** is amended as follows:

- A. The definition of **Claim**, is amended by the addition of the following:

Claim also includes a **Bodily Injury Claim** and a **Property Damage Claim**.

- B. Solely with respect to the coverage provided by this endorsement, the following new definitions are added:

Bodily Injury Claim means:

1. a written demand for money or services received by the **Insured**; or
2. service of a lawsuit or institution of arbitration or mediation proceedings against the **Insured**; seeking **Damages** and alleging a negligent act, error, or omission in the **Licensee's** performance of or failure to perform **Professional Services** that resulted in bodily injury, sickness, disease, mental anguish, pain, suffering, emotional distress, or death of any person, provided that:
 - a. the **Claim** results solely from a negligent act, error or omission committed by the **Licensee** while performing **Professional Services**;
 - b. such negligent act, error or omission was a proximate cause of the bodily injury, sickness, disease, mental anguish, pain, suffering, emotional distress, or death; and
 - c. there is no other policy that is applicable to such **Claim**.

Property Damage Claim means:

1. a written demand for money or services received by the **Insured**; or
2. service of a lawsuit or institution of arbitration or mediation proceedings against the **Insured**; seeking **Damages** and alleging a negligent act, error, or omission in the **Licensee's** performance of or failure to perform **Professional Services** that resulted in physical injury to, destruction of, or loss of use of tangible property, provided that:
 - a. the **Claim** results solely from a negligent act, error or omission committed by the **Licensee** while performing **Professional Services**;
 - b. such negligent act, error or omission was a proximate cause of the physical injury to, destruction of, or loss of use of tangible property; and
 - c. there is no other policy that is applicable to such **Claim**.

V. This endorsement does not apply to any **Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement any **Insured** had a reasonable basis to believe a **Claim** may arise, then the coverage provided by this endorsement shall not apply to such **Claim** or **Related Claim**.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA90478XX (10-20)

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026



INCREASED DISCRIMINATION CLAIM SUBLIMITS OF LIABILITY ENDORSEMENT

\$50,000 FOR EACH DISCRIMINATION CLAIM / \$50,000 FOR ALL DISCRIMINATION CLAIMS

It is understood and agreed that the following amendment is made to the Declarations only as respects the **Licensee** named below and only as respects a **Discrimination Claim** first made against such **Licensee** and reported to the Company in writing after the effective date of this endorsement:

The following item of the Declarations is deleted in its entirety and replaced by the following:

ITEM 4 SUBLIMITS DISCRIMINATION: (a) \$50,000 per **Licensee** per **Discrimination Claim (Damages)**
(b) \$50,000 Aggregate all **Discrimination Claims** per **Licensee (Damages)**

This endorsement does not apply to any **Discrimination Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement, any **Insured** had a reasonable basis to believe a **Discrimination Claim** may arise, then the increased Sublimits of Liability provided by this endorsement shall not apply to such **Discrimination Claim** or any **Related Claim**.

Nothing herein shall serve to increase the Limits of Liability, any Sublimits of Liability other than those specifically addressed herein, or any amounts provided under the Section titled **SUPPLEMENTARY PAYMENTS**.

Licensee:

Russell Parrish

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA99183XX (10-20)

INCREASED LIMITED FEES, COSTS AND EXPENSES COVERAGE ENDORSEMENT

REAL ESTATE REGULATORY COMPLAINT SUPPLEMENTARY PAYMENT

It is understood and agreed that the policy is amended as follows:

I. The Section titled **SUPPLEMENTARY PAYMENTS**, Subsection E., is deleted in its entirety and replaced by the following:

- E. The Company will pay a maximum of \$5,000 with respect to fees, costs, and expenses resulting from the investigation, adjustment, defense, and appeal for each complaint to a real estate regulatory board or commission, provided that:
1. a **Claim** covered by this policy has been made involving the same negligent act, error, or omission or a **Related Negligent Act, Error, or Omission** or, alternatively, if no **Claim** has been made, the **Insured** first receives such complaint during the **Individual Policy Period** or any applicable Extended Reporting Period;
 2. the complaint involves **Professional Services** that occurred after the **Licensee's Retroactive Date** and before the effective date of cancellation or nonrenewal of the **Individual Policy Period**;
 3. the complaint would otherwise be covered under this policy if the matter arose to a **Claim**; and
 4. the complaint does not allege, arise from, or relate to a negligent act, error, or omission or **Related Negligent Act, Error, or Omission** which is the subject of a **Claim** that is not covered by this policy.

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026

It is further provided that the **Insured** shall have the following duties under this Supplemental Payment:

1. The **Insured** shall give the Company written notice of the complaint by any of the methods listed in Section XI. THE **INSURED'S DUTIES IF THERE IS A CLAIM** within the **Individual Policy Period** or any applicable Extended Reporting Period, but no more than twenty (20) days after the **Insured** first becomes aware of such complaint to a real estate regulatory board or commission.
2. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the complaint. The **Insured** shall attend hearings and help in securing and giving evidence at the Company's request.

Unless a circumstance, **Claim**, or **Related Claim** involving the **Professional Services** has previously been reported in writing to the Company, any written notice to the Company of a complaint to a real estate regulatory board or commission shall be deemed notification of a circumstance under Section XII. **CIRCUMSTANCE REPORTING**.

The amount payable under this provision shall be subject to a \$5,000 Aggregate Limit during an **Annual Policy Term**, regardless of the number of complaints and even if the complaint spans more than one **Annual Policy Term**. All complaints arising out of the same negligent act, error, or omission or **Related Negligent Acts, Errors, or Omissions**, whenever made, shall be considered a single complaint first made within the **Individual Policy Period** in which the earliest of the complaints was first made. The Company shall not pay any **Damages** awarded by a regulatory board or commission; return or restitution of fees, commissions, expenses, or costs; injunctive or declaratory relief; fines; penalties; punitive, exemplary, or multiplied damages; or matters deemed uninsurable under applicable law.

- II. This endorsement does not apply to any complaint to a regulatory board or commission made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement, any **Insured** had a reasonable basis to believe a complaint to a regulatory board or commission may arise, then the increased supplementary payment provided by this endorsement shall not apply to such complaint or any complaint that is temporally, logically, or causally connected by any common fact, circumstance, situation, transaction, event, advice, or decision.

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA80122TN (10-20)

INCREASED LOCKBOX SUBLIMITS OF LIABILITY ENDORSEMENT
\$50,000 FOR EACH LOCKBOX CLAIM / \$50,000 FOR ALL LOCK BOX CLAIMS

It is understood and agreed that the following amendment is made to the Declarations only as respects the **Licensee** named below and only as respects a **Lock Box Claim** first made against such **Licensee** and reported to the Company in writing after the effective date of this endorsement:

The following item of the Declarations is deleted in its entirety and replaced by the following:

- ITEM 7. SUBLIMITS LOCK BOX:**
- (a) \$50,000 per **Licensee** per **Lock Box Claim (Damages)**
 - (b) \$50,000 Aggregate all **Lock Box Claims** per **Licensee (Damages)**

This endorsement does not apply to any **Lock Box Claim** made prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement, any **Insured** had a reasonable basis to believe a **Lock Box Claim** may arise, then the increased Sublimits of Liability provided by this endorsement shall not apply to such **Lock Box Claim** or any **Related Claim**.

Nothing herein shall serve to increase the Limits of Liability, any Sublimits of Liability other than those specifically addressed herein, or any amounts provided under the Section titled **SUPPLEMENTARY PAYMENTS**.

Licensee:
Russell Parrish

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
 Effective: 01/01/2025 to 07/01/2026

All other terms and conditions of the Policy remain unchanged.

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA99184XX (10-20)

**INCREASED LIMITED FEES, COSTS AND EXPENSES COVERAGE ENDORSEMENT
SUBPOENA SUPPLEMENTARY PAYMENT**

It is understood and agreed that the policy is amended as follows:

I. The Section titled **SUPPLEMENTARY PAYMENTS**, Subsection D., is deleted in its entirety and replaced by the following:

D. If the **Insured** receives a subpoena for documents or testimony arising out of **Professional Services** and would like the Company's assistance in responding to the subpoena, the Company will retain an attorney to provide advice regarding the production of documents, to prepare the **Insured** for sworn testimony, and to represent the **Insured** at the **Insured's** deposition and while providing trial testimony pursuant to the subpoena, provided that:

1. the **Insured** first receives the subpoena during the **Individual Policy Period** or any applicable Extended Reporting Period;
2. the **Professional Services** occurred after the **Licensee's Retroactive Date** and before the effective date of cancellation or nonrenewal of the **Individual Policy Period**;
3. the **Professional Services** are not the subject of a **Claim** that is not covered under this policy;
4. the subpoena does not arise from **Professional Services** to which Exclusion J, K, N, or O would apply;
5. the subpoena arises out of a lawsuit to which the **Insured** is not a party; and
6. the **Insured** has not been engaged to provide advice or testimony in connection with the lawsuit, nor has the **Insured** provided such advice or testimony in the past.

It is further provided that the **Insured** shall have the following duties under this Supplemental Payment:

1. The **Insured** shall give the Company written notice of the subpoena by any of the methods listed in Section XI. **THE INSURED'S DUTIES IF THERE IS A CLAIM** within the **Individual Policy Period** or any applicable Extended Reporting Period, but no more than twenty (20) days after the **Insured** first becomes aware of such subpoena.
2. The **Insured** shall cooperate with the Company and, at the Company's request, the **Insured** shall assist the Company in responding to the subpoena. The **Insured** shall attend depositions and help in securing and giving evidence at the Company's request.

Unless a circumstance, **Claim**, or **Related Claim** involving the **Professional Services** has previously been reported in writing to the Company, any written notice to the Company of a subpoena shall be deemed notification of a circumstance under Section XII. **CIRCUMSTANCE REPORTING**.

The amount payable under this provision shall be subject to a \$5,000 Aggregate Limit during an **Annual Policy Term**, regardless of the number of subpoenas and even if the subpoena response spans more than one **Annual Policy Term**. All subpoenas involving the same **Professional Services**; the same negligent act, error, or omission; or **Related Negligent Acts, Errors, or Omissions**, whenever made, shall be considered a single subpoena first made within the **Individual Policy Period** in which the earliest of the subpoenas was first made. The Company shall not pay any **Damages** in connection with a subpoena.

II. This endorsement does not apply to any subpoena received prior to the effective date of the endorsement or after the expiration of the **Individual Policy Period** or any applicable Extended Reporting Period. If prior to the effective date of this endorsement, any **Insured** had a reasonable basis to believe a subpoena would be received, then the increased supplementary payment provided by this endorsement shall not apply to such subpoena.

All other terms and conditions of the Policy remain unchanged.

Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026

This endorsement, which forms a part of and is for attachment to the Policy issued by the designated Insurers, takes effect on the effective date of said Policy at the hour stated in said Policy, unless another effective date is shown below, and expires concurrently with said Policy.

CNA87099TN (10-20)

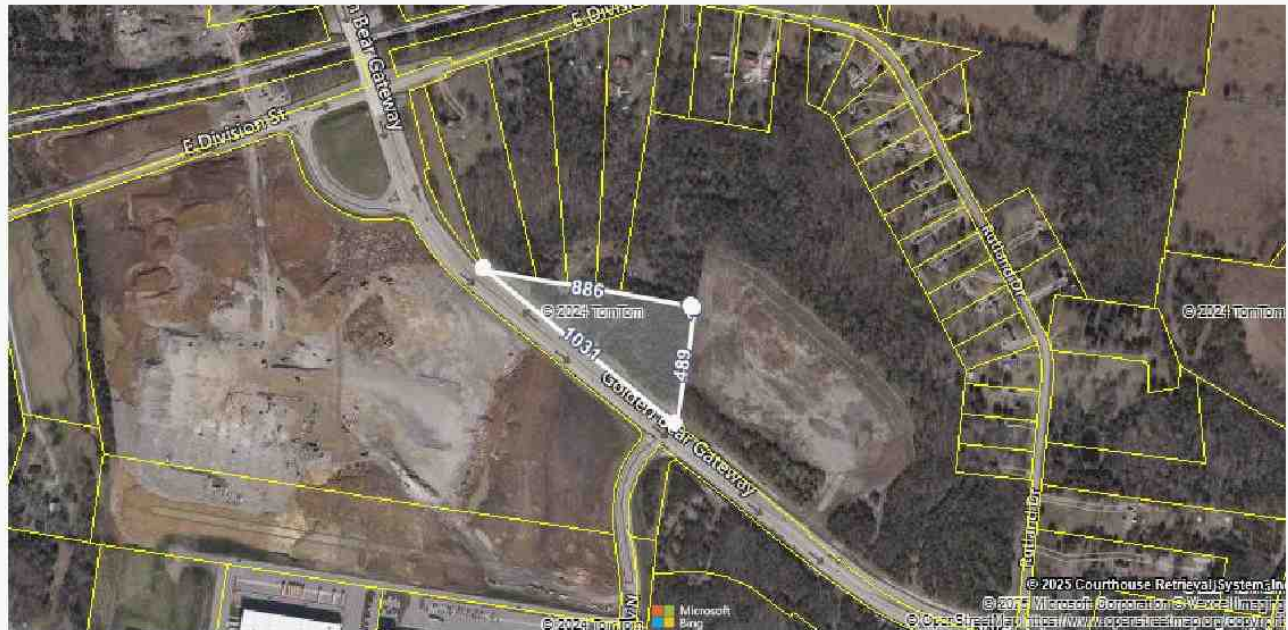
Insured Name: Russell Parrish

Policy Number: 25 EO 0015TN
Effective: 01/01/2025 to 07/01/2026

Tax Record - Page 1



Thursday, January 30, 2025



LOCATION

Property Address	Division East St TN
Subdivision	Beckwith North
County	Wilson County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	077 012.02
Special Int	000
Alternate Parcel ID	
Land Map	077
District/Ward	24
2020 Census Trct/Blk	303.11/2
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	City Exempt
Land Use	Agriculture And Related Activities
Improvement Type	
Square Feet	

CURRENT OWNER

Name	City Of Mt Juliet Tn
Mailing Address	2425 N Mt Julie Trd Mount Juliet, TN 37122

SCHOOL ZONE INFORMATION

Stoner Creek Elementary School	1.6 mi
Elementary: Pre K to 5	Distance
West Wilson Middle School	2.0 mi
Middle: 6 to 8	Distance
Mt. Juliet High School	2.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/09/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/24/2021		City Of Mt Juliet Tn	Amazon Com Services Inc	Quit Claim Deed		2096/1287

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Mount Juliet	0.11

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Information Deemed Reliable But Not Guaranteed.

Tax Record - Page 2

Property Report for DIVISION EAST ST, cont.

Appraised Land	\$201,800	Assessed Land	Wilson	1.9089
Appraised Improvements	\$34,900	Assessed Improvements		
Total Tax Appraisal	\$236,700	Total Assessment		
		Exempt Amount		
		Exempt Reason		

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
No tax records were found for this parcel.				

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Bath House	491	2021	AVERAGE
Open Porch Finished	346	2021	AVERAGE
Asphalt Paving	216	2021	AVERAGE
Lights		2021	SALVAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Agriculture And Related Activities	Lot Dimensions	
Block/Lot	/17	Lot Square Feet	224,769
Latitude/Longitude	36.191260°/-86.475474°	Acreage	5.16

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Individual	Special School District 1	2
Zoning Code	Ops Pud	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Beckwith North	Plat Book/Page	30/457
Block/Lot	/17	District/Ward	24
Description	Trailhead Restrooms		

INTERNET ACCESS

courtesy of Fiberhomes.com

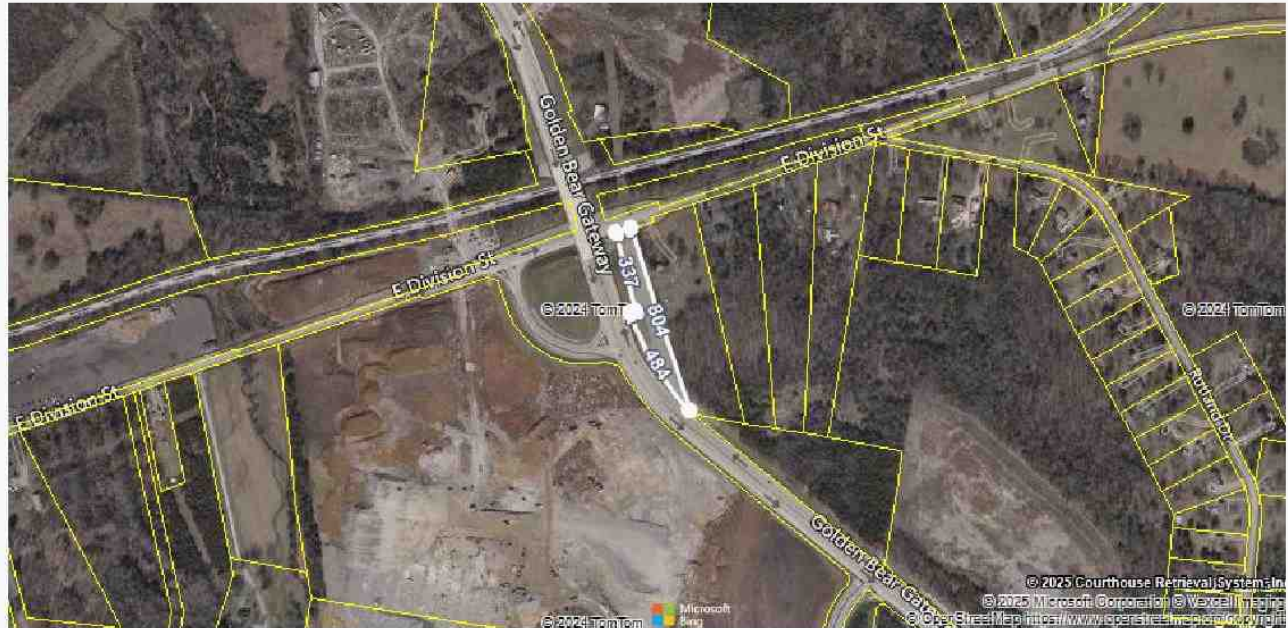
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47189C0153D	02/20/2008

Tax Record - Page 1



Thursday, January 30, 2025



LOCATION

Property Address	Division East St TN
Subdivision	
County	Wilson County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	077 011.01
Special Int	000
Alternate Parcel ID	
Land Map	077
District/Ward	24
2020 Census Trct/Blk	303.11/2
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	City Exempt
Land Use	
Improvement Type	
Square Feet	

CURRENT OWNER

Name	City Of Mt Juliet
Mailing Address	Po Box 256 Mount Juliet, TN 37121-0256

SCHOOL ZONE INFORMATION

Stoner Creek Elementary School	1.5 mi
Elementary: Pre K to 5	Distance
West Wilson Middle School	1.9 mi
Middle: 6 to 8	Distance
Mt. Juliet High School	1.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/09/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/18/2014		City Of Mt Juliet				1609/855

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Mount Juliet	0.11

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Information Deemed Reliable But Not Guaranteed.

Tax Record - Page 2

Property Report for DIVISION EAST ST, cont.

Appraised Land	\$64,000	Assessed Land	Wilson	1.9089
Appraised Improvements		Assessed Improvements		
Total Tax Appraisal	\$64,000	Total Assessment		
		Exempt Amount		
		Exempt Reason		

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
No tax records were found for this parcel.				

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use		Lot Dimensions	
Block/Lot		Lot Square Feet	57,499
Latitude/Longitude	36.193109°/-86.478006°	Acreage	1.32

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Public - Natural Gas	Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Public	Special School District 1	2
Zoning Code	OPS	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	24
Description			

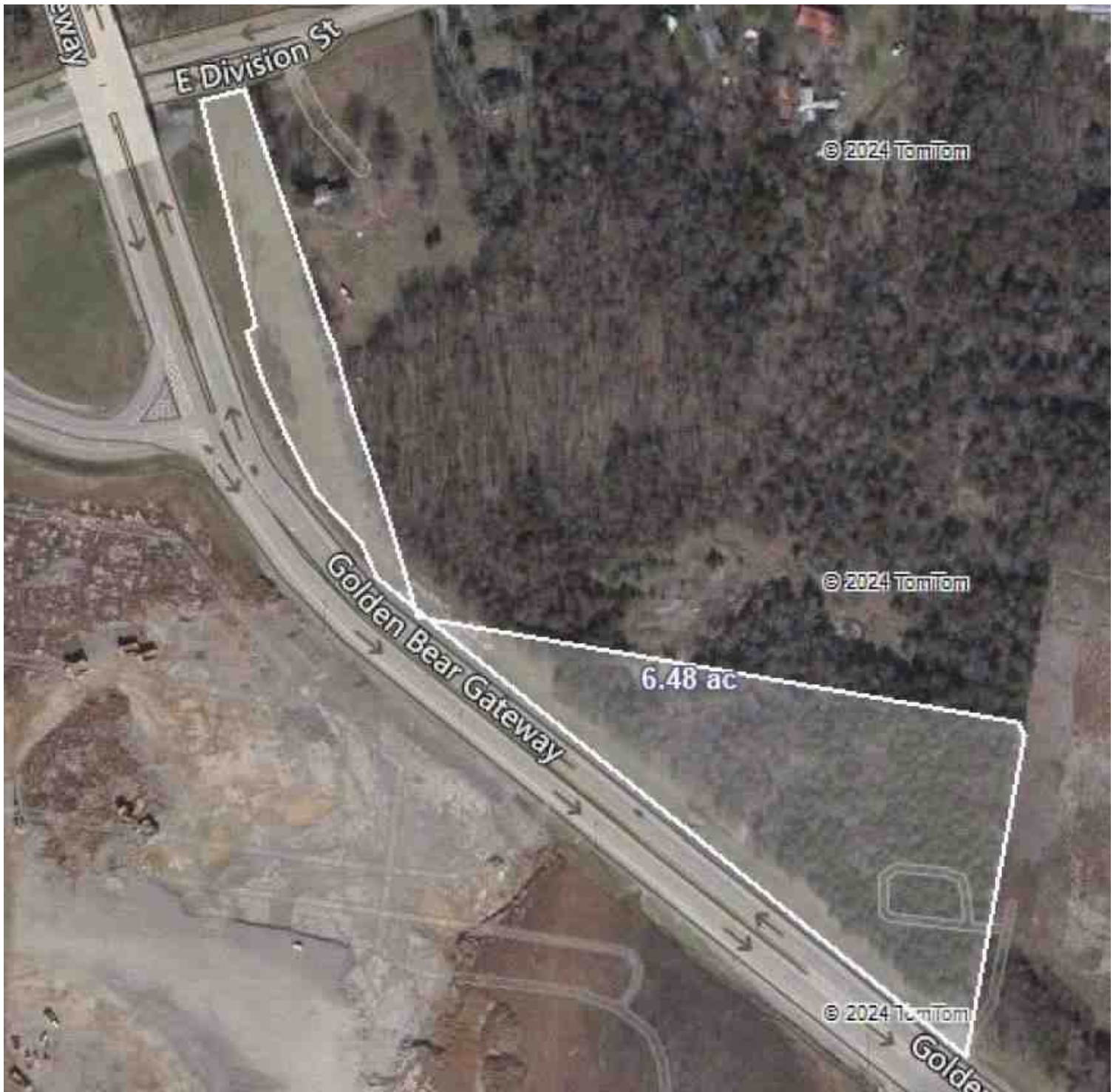
INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47189C0153D	02/20/2008

Acreage



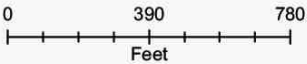
Zoning Map

Zoning Map



CITY OF MT. JULIET, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: January 30, 2025



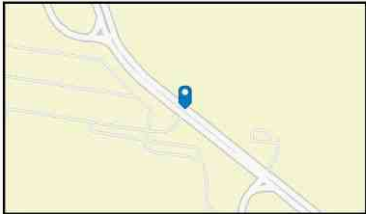
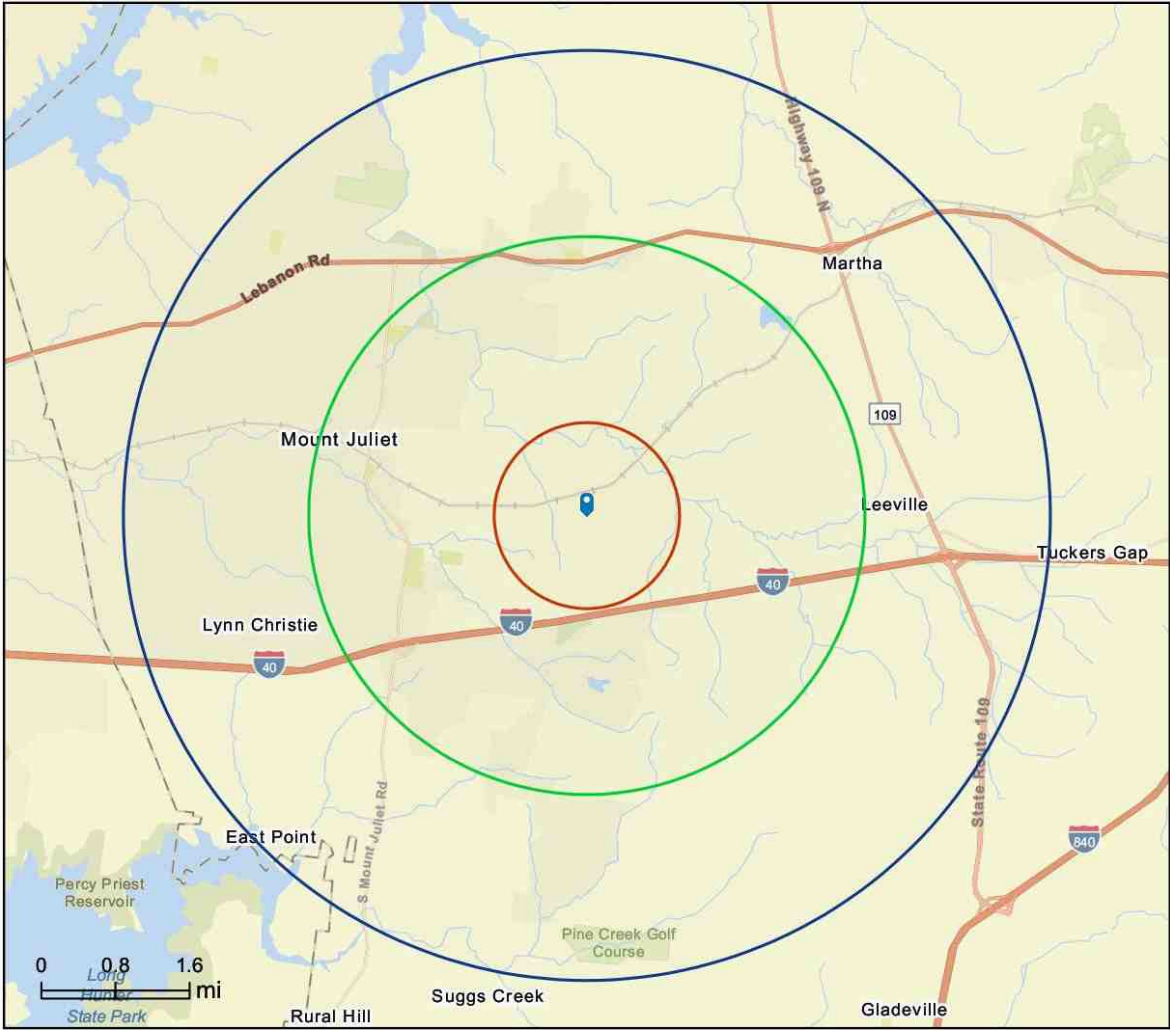
Market Data



Site Map

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665



February 06, 2025



Executive Summary

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
Population			
2010 Population	135	14,955	32,175
2020 Population	152	25,771	50,709
2024 Population	185	29,138	60,257
2029 Population	204	31,234	67,932
2010-2020 Annual Rate	1.19%	5.59%	4.65%
2020-2024 Annual Rate	4.73%	2.93%	4.14%
2024-2029 Annual Rate	1.97%	1.40%	2.43%
2020 Male Population	44.7%	47.4%	48.2%
2020 Female Population	55.3%	52.6%	51.8%
2020 Median Age	43.2	37.9	38.4
2024 Male Population	45.9%	48.3%	49.1%
2024 Female Population	54.1%	51.7%	50.9%
2024 Median Age	43.5	38.7	39.1

In the identified area, the current year population is 60,257. In 2020, the Census count in the area was 50,709. The rate of change since 2020 was 4.14% annually. The five-year projection for the population in the area is 67,932 representing a change of 2.43% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	72.4%	74.3%	77.6%
2024 Black Alone	4.9%	8.1%	7.4%
2024 American Indian/Alaska Native Alone	1.1%	0.4%	0.3%
2024 Asian Alone	1.1%	7.3%	5.1%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	10.3%	2.9%	2.6%
2024 Two or More Races	10.3%	7.0%	6.8%
2024 Hispanic Origin (Any Race)	21.1%	7.0%	6.2%

Persons of Hispanic origin represent 6.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 45.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	61	109	115
2010 Households	28	5,670	11,764
2020 Households	32	9,912	18,594
2024 Households	54	11,261	22,246
2029 Households	60	12,110	25,134
2010-2020 Annual Rate	1.34%	5.74%	4.68%
2020-2024 Annual Rate	13.10%	3.05%	4.31%
2024-2029 Annual Rate	2.13%	1.46%	2.47%
2024 Average Household Size	3.30	2.57	2.70

The household count in this area has changed from 18,594 in 2020 to 22,246 in the current year, a change of 4.31% annually. The five-year projection of households is 25,134, a change of 2.47% annually from the current year total. Average household size is currently 2.70, compared to 2.72 in the year 2020. The number of families in the current year is 16,571 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an Index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 06, 2025



Executive Summary

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	0.0%	27.3%	25.6%
Median Household Income			
2024 Median Household Income	\$70,415	\$100,139	\$105,258
2029 Median Household Income	\$75,000	\$109,425	\$114,703
2024-2029 Annual Rate	1.27%	1.79%	1.73%
Average Household Income			
2024 Average Household Income	\$83,714	\$125,478	\$129,812
2029 Average Household Income	\$93,184	\$140,175	\$145,446
2024-2029 Annual Rate	2.17%	2.24%	2.30%
Per Capita Income			
2024 Per Capita Income	\$33,379	\$48,353	\$48,021
2029 Per Capita Income	\$37,896	\$54,185	\$53,939
2024-2029 Annual Rate	2.57%	2.30%	2.35%
GINI Index			
2024 Gini Index	33.6	32.3	31.4

Households by Income

Current median household income is \$105,258 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$114,703 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$129,812 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$145,446 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$48,021 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$53,939 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	0	96	102
2010 Total Housing Units	38	6,115	12,502
2010 Owner Occupied Housing Units	17	4,137	9,699
2010 Renter Occupied Housing Units	10	1,533	2,064
2010 Vacant Housing Units	10	445	738
2020 Total Housing Units	41	10,387	19,535
2020 Owner Occupied Housing Units	16	6,685	13,860
2020 Renter Occupied Housing Units	16	3,227	4,734
2020 Vacant Housing Units	2	462	902
2024 Total Housing Units	59	11,696	23,504
2024 Owner Occupied Housing Units	30	7,900	16,531
2024 Renter Occupied Housing Units	24	3,361	5,715
2024 Vacant Housing Units	5	435	1,258
2029 Total Housing Units	66	12,565	26,523
2029 Owner Occupied Housing Units	35	8,706	18,921
2029 Renter Occupied Housing Units	25	3,404	6,213
2029 Vacant Housing Units	6	455	1,389

Socioeconomic Status Index

2024 Socioeconomic Status Index	55.8	61.4	60.6
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Currently, 70.3% of the 23,504 housing units in the area are owner occupied; 24.3%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 19,535 housing units in the area and 4.6% vacant housing units. The annual rate of change in housing units since 2020 is 4.45%. Median home value in the area is \$430,142, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.27% annually to \$481,246.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an Index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	135	14,955	32,175
2020 Total Population	152	25,771	50,709
2020 Group Quarters	7	152	224
2024 Total Population	185	29,138	60,257
2024 Group Quarters	7	141	210
2029 Total Population	204	31,234	67,932
2024-2029 Annual Rate	1.97%	1.40%	2.43%
2024 Total Daytime Population	413	33,216	57,662
Workers	306	17,821	26,512
Residents	107	15,395	31,150
Household Summary			
2010 Households	28	5,670	11,764
2010 Average Household Size	4.82	2.63	2.73
2020 Total Households	32	9,912	18,594
2020 Average Household Size	4.53	2.58	2.72
2024 Households	54	11,261	22,246
2024 Average Household Size	3.30	2.57	2.70
2029 Households	60	12,110	25,134
2029 Average Household Size	3.30	2.57	2.69
2024-2029 Annual Rate	2.13%	1.46%	2.47%
2010 Families	17	4,235	9,267
2010 Average Family Size	6.35	3.04	3.07
2024 Families	34	7,972	16,571
2024 Average Family Size	4.26	3.11	3.14
2029 Families	38	8,558	18,676
2029 Average Family Size	4.21	3.10	3.13
2024-2029 Annual Rate	2.25%	1.43%	2.42%
Housing Unit Summary			
2000 Housing Units	39	3,404	8,052
Owner Occupied Housing Units	59.0%	78.5%	83.7%
Renter Occupied Housing Units	17.9%	15.8%	11.3%
Vacant Housing Units	23.1%	5.8%	5.0%
2010 Housing Units	38	6,115	12,502
Owner Occupied Housing Units	44.7%	67.7%	77.6%
Renter Occupied Housing Units	26.3%	25.1%	16.5%
Vacant Housing Units	26.3%	7.3%	5.9%
2020 Housing Units	41	10,387	19,535
Owner Occupied Housing Units	39.0%	64.4%	70.9%
Renter Occupied Housing Units	39.0%	31.1%	24.2%
Vacant Housing Units	4.9%	4.4%	4.6%
2024 Housing Units	59	11,696	23,504
Owner Occupied Housing Units	50.8%	67.5%	70.3%
Renter Occupied Housing Units	40.7%	28.7%	24.3%
Vacant Housing Units	8.5%	3.7%	5.4%
2029 Housing Units	66	12,565	26,523
Owner Occupied Housing Units	53.0%	69.3%	71.3%
Renter Occupied Housing Units	37.9%	27.1%	23.4%
Vacant Housing Units	9.1%	3.6%	5.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	54	11,261	22,246
<\$15,000	5.6%	3.3%	2.8%
\$15,000 - \$24,999	1.9%	1.8%	2.1%
\$25,000 - \$34,999	11.1%	5.0%	4.2%
\$35,000 - \$49,999	5.6%	5.0%	4.4%
\$50,000 - \$74,999	29.6%	16.6%	17.0%
\$75,000 - \$99,999	27.8%	18.1%	15.3%
\$100,000 - \$149,999	7.4%	23.2%	25.8%
\$150,000 - \$199,999	5.6%	14.3%	15.0%
\$200,000+	5.6%	12.6%	13.4%
Average Household Income	\$83,714	\$125,478	\$129,812
2029 Households by Income			
Household Income Base	60	12,110	25,134
<\$15,000	5.0%	2.4%	2.0%
\$15,000 - \$24,999	1.7%	1.2%	1.4%
\$25,000 - \$34,999	8.3%	3.5%	2.9%
\$35,000 - \$49,999	5.0%	4.1%	3.7%
\$50,000 - \$74,999	30.0%	14.6%	14.4%
\$75,000 - \$99,999	30.0%	17.3%	14.4%
\$100,000 - \$149,999	8.3%	24.9%	27.6%
\$150,000 - \$199,999	6.7%	18.1%	18.6%
\$200,000+	5.0%	13.8%	15.0%
Average Household Income	\$93,184	\$140,175	\$145,446
2024 Owner Occupied Housing Units by Value			
Total	30	7,899	16,530
<\$50,000	13.3%	2.7%	1.8%
\$50,000 - \$99,999	0.0%	0.2%	0.2%
\$100,000 - \$149,999	0.0%	0.9%	0.8%
\$150,000 - \$199,999	0.0%	1.3%	1.2%
\$200,000 - \$249,999	3.3%	5.4%	4.7%
\$250,000 - \$299,999	3.3%	6.2%	7.5%
\$300,000 - \$399,999	26.7%	24.0%	26.5%
\$400,000 - \$499,999	43.3%	25.8%	24.4%
\$500,000 - \$749,999	6.7%	27.5%	25.1%
\$750,000 - \$999,999	0.0%	5.6%	5.6%
\$1,000,000 - \$1,499,999	0.0%	0.3%	1.4%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.3%
\$2,000,000 +	0.0%	0.1%	0.5%
Average Home Value	\$362,069	\$460,956	\$477,657
2029 Owner Occupied Housing Units by Value			
Total	35	8,705	18,920
<\$50,000	2.9%	0.9%	0.5%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.2%	0.1%
\$150,000 - \$199,999	0.0%	0.4%	0.3%
\$200,000 - \$249,999	0.0%	2.7%	1.9%
\$250,000 - \$299,999	2.9%	3.6%	4.2%
\$300,000 - \$399,999	22.9%	19.0%	21.3%
\$400,000 - \$499,999	54.3%	28.6%	26.6%
\$500,000 - \$749,999	11.4%	35.9%	33.1%
\$750,000 - \$999,999	0.0%	8.0%	8.5%
\$1,000,000 - \$1,499,999	0.0%	0.5%	2.1%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.4%
\$2,000,000 +	0.0%	0.1%	0.9%
Average Home Value	\$428,788	\$517,476	\$545,703

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$70,415	\$100,139	\$105,258
2029	\$75,000	\$109,425	\$114,703
Median Home Value			
2024	\$403,846	\$436,208	\$430,142
2029	\$434,211	\$481,150	\$481,246
Per Capita Income			
2024	\$33,379	\$48,353	\$48,021
2029	\$37,896	\$54,185	\$53,939
Median Age			
2010	42.0	36.6	38.2
2020	43.2	37.9	38.4
2024	43.5	38.7	39.1
2029	45.6	40.2	40.1
2020 Population by Age			
Total	152	25,771	50,709
0 - 4	4.6%	6.3%	6.3%
5 - 9	5.9%	7.2%	7.4%
10 - 14	7.2%	7.8%	7.9%
15 - 24	11.2%	10.7%	11.1%
25 - 34	9.9%	13.2%	11.9%
35 - 44	13.2%	15.9%	15.4%
45 - 54	11.2%	12.7%	13.4%
55 - 64	11.2%	9.9%	11.5%
65 - 74	8.6%	9.9%	9.3%
75 - 84	8.6%	5.0%	4.5%
85 +	7.9%	1.5%	1.3%
18 +	78.9%	74.8%	74.2%
2024 Population by Age			
Total	184	29,138	60,258
0 - 4	4.9%	6.2%	6.2%
5 - 9	5.4%	6.9%	7.1%
10 - 14	6.5%	7.0%	7.2%
15 - 24	12.0%	11.8%	11.7%
25 - 34	9.8%	12.2%	11.5%
35 - 44	13.6%	16.0%	15.5%
45 - 54	11.4%	12.9%	13.5%
55 - 64	10.9%	9.8%	11.2%
65 - 74	9.2%	9.9%	9.5%
75 - 84	9.2%	5.6%	5.2%
85 +	7.1%	1.6%	1.4%
18 +	79.9%	76.0%	75.5%
2029 Population by Age			
Total	205	31,233	67,932
0 - 4	4.4%	6.0%	6.1%
5 - 9	4.9%	6.2%	6.5%
10 - 14	5.9%	6.7%	6.8%
15 - 24	10.7%	11.7%	11.3%
25 - 34	10.2%	12.0%	12.1%
35 - 44	13.2%	14.8%	14.3%
45 - 54	11.2%	13.4%	13.5%
55 - 64	10.7%	10.5%	11.3%
65 - 74	9.8%	10.2%	10.1%
75 - 84	11.2%	6.7%	6.2%
85 +	7.8%	1.9%	1.7%
18 +	81.0%	77.5%	76.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	68	12,217	24,461
Females	84	13,554	26,248
2024 Population by Sex			
Males	85	14,085	29,607
Females	100	15,053	30,650
2029 Population by Sex			
Males	93	15,017	33,183
Females	112	16,217	34,750
2010 Population by Race/Ethnicity			
Total	135	14,954	32,175
White Alone	86.7%	86.8%	88.9%
Black Alone	5.2%	6.6%	5.9%
American Indian Alone	0.7%	0.5%	0.4%
Asian Alone	0.7%	2.7%	1.9%
Pacific Islander Alone	0.7%	0.1%	0.1%
Some Other Race Alone	3.0%	1.4%	1.1%
Two or More Races	3.0%	2.0%	1.7%
Hispanic Origin	5.9%	3.3%	2.7%
Diversity Index	32.9	29.0	24.8
2020 Population by Race/Ethnicity			
Total	152	25,771	50,709
White Alone	74.3%	76.9%	79.6%
Black Alone	3.9%	7.8%	7.1%
American Indian Alone	0.7%	0.3%	0.3%
Asian Alone	0.7%	5.7%	4.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.9%	2.6%	2.3%
Two or More Races	10.5%	6.7%	6.5%
Hispanic Origin	20.4%	6.3%	5.6%
Diversity Index	61.2	46.6	42.3
2024 Population by Race/Ethnicity			
Total	185	29,138	60,258
White Alone	72.4%	74.3%	77.6%
Black Alone	4.9%	8.1%	7.4%
American Indian Alone	1.1%	0.4%	0.3%
Asian Alone	1.1%	7.3%	5.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	10.3%	2.9%	2.6%
Two or More Races	10.3%	7.0%	6.8%
Hispanic Origin	21.1%	7.0%	6.2%
Diversity Index	63.4	50.4	45.6
2029 Population by Race/Ethnicity			
Total	204	31,235	67,932
White Alone	70.6%	72.4%	76.1%
Black Alone	4.9%	8.4%	7.8%
American Indian Alone	1.0%	0.3%	0.3%
Asian Alone	1.0%	8.1%	5.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	11.3%	3.2%	2.8%
Two or More Races	11.3%	7.5%	7.3%
Hispanic Origin	23.0%	7.6%	6.7%
Diversity Index	66.0	53.2	48.0

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	152	25,771	50,709
In Households	95.4%	99.4%	99.6%
Householder	40.8%	38.4%	36.8%
Opposite-Sex Spouse	16.4%	21.3%	22.2%
Same-Sex Spouse	0.0%	0.1%	0.1%
Opposite-Sex Unmarried Partner	1.3%	1.9%	1.8%
Same-Sex Unmarried Partner	0.0%	0.1%	0.1%
Biological Child	25.7%	28.2%	29.0%
Adopted Child	0.7%	0.7%	0.8%
Stepchild	0.7%	1.2%	1.3%
Grandchild	2.0%	1.7%	1.9%
Brother or Sister	1.3%	0.7%	0.7%
Parent	1.3%	1.2%	1.1%
Parent-in-law	0.7%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.7%	0.4%	0.4%
Other Relatives	1.3%	0.9%	0.9%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	2.6%	2.0%	1.8%
In Group Quarters	4.6%	0.6%	0.4%
Institutionalized	4.6%	0.4%	0.4%
Noninstitutionalized	0.0%	0.2%	0.1%
2024 Population 25+ by Educational Attainment			
Total	132	19,861	40,857
Less than 9th Grade	12.1%	1.4%	1.1%
9th - 12th Grade, No Diploma	5.3%	2.0%	2.0%
High School Graduate	21.2%	19.0%	18.6%
GED/Alternative Credential	3.8%	4.0%	3.3%
Some College, No Degree	14.4%	17.9%	17.9%
Associate Degree	5.3%	8.7%	9.4%
Bachelor's Degree	25.8%	28.5%	30.3%
Graduate/Professional Degree	12.1%	18.6%	17.3%
2024 Population 15+ by Marital Status			
Total	154	23,286	47,922
Never Married	22.7%	23.4%	24.3%
Married	59.1%	62.6%	61.1%
Widowed	5.8%	4.4%	4.8%
Divorced	12.3%	9.6%	9.9%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	79	14,407	30,339
Population 16+ Employed	97.5%	96.5%	97.2%
Population 16+ Unemployment rate	2.5%	3.5%	2.8%
Population 16-24 Employed	10.4%	9.9%	9.8%
Population 16-24 Unemployment rate	0.0%	11.4%	10.1%
Population 25-54 Employed	68.8%	70.7%	68.5%
Population 25-54 Unemployment rate	1.9%	2.5%	2.0%
Population 55-64 Employed	15.6%	13.9%	16.3%
Population 55-64 Unemployment rate	7.7%	3.3%	2.1%
Population 65+ Employed	5.2%	5.6%	5.4%
Population 65+ Unemployment rate	0.0%	1.8%	1.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
2024 Employed Population 16+ by Industry			
Total	77	13,898	29,483
Agriculture/Mining	0.0%	0.3%	0.3%
Construction	9.1%	5.2%	6.5%
Manufacturing	5.2%	8.9%	9.4%
Wholesale Trade	1.3%	2.2%	2.3%
Retail Trade	14.3%	11.1%	10.2%
Transportation/Utilities	7.8%	7.0%	6.4%
Information	1.3%	1.7%	2.9%
Finance/Insurance/Real Estate	5.2%	7.3%	8.4%
Services	54.5%	52.1%	49.9%
Public Administration	0.0%	4.1%	3.6%
2024 Employed Population 16+ by Occupation			
Total	76	13,898	29,483
White Collar	61.0%	71.3%	71.8%
Management/Business/Financial	16.9%	24.5%	25.5%
Professional	28.6%	30.9%	27.5%
Sales	6.5%	5.7%	7.2%
Administrative Support	9.1%	10.2%	11.5%
Services	20.8%	10.5%	10.1%
Blue Collar	16.9%	18.2%	18.2%
Farming/Forestry/Fishing	0.0%	0.3%	0.1%
Construction/Extraction	7.8%	3.1%	3.8%
Installation/Maintenance/Repair	1.3%	2.9%	3.5%
Production	1.3%	4.8%	4.5%
Transportation/Material Moving	6.5%	7.1%	6.3%
2020 Households by Type			
Total	32	9,912	18,594
Married Couple Households	40.6%	55.9%	60.6%
With Own Children <18	15.6%	25.7%	27.6%
Without Own Children <18	25.0%	30.3%	33.0%
Cohabiting Couple Households	3.1%	5.3%	5.1%
With Own Children <18	3.1%	1.6%	1.7%
Without Own Children <18	0.0%	3.7%	3.4%
Male Householder, No Spouse/Partner	18.8%	13.5%	12.8%
Living Alone	15.6%	9.0%	8.5%
65 Years and over	6.2%	2.4%	2.3%
With Own Children <18	0.0%	1.5%	1.4%
Without Own Children <18, With Relatives	3.1%	1.8%	2.0%
No Relatives Present	0.0%	1.1%	0.9%
Female Householder, No Spouse/Partner	37.5%	25.3%	21.5%
Living Alone	25.0%	14.4%	11.6%
65 Years and over	18.8%	7.1%	5.4%
With Own Children <18	6.2%	5.2%	4.5%
Without Own Children <18, With Relatives	6.2%	4.8%	4.6%
No Relatives Present	0.0%	1.0%	0.8%
2020 Households by Size			
Total	32	9,912	18,594
1 Person Household	37.5%	23.5%	20.0%
2 Person Household	25.0%	33.9%	34.1%
3 Person Household	12.5%	16.5%	17.6%
4 Person Household	12.5%	16.3%	17.4%
5 Person Household	6.2%	6.2%	6.9%
6 Person Household	3.1%	2.5%	2.7%
7 + Person Household	3.1%	1.0%	1.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	32	9,912	18,594
Owner Occupied	50.0%	67.4%	74.5%
Owned with a Mortgage/Loan	21.9%	49.6%	55.2%
Owned Free and Clear	31.2%	17.8%	19.3%
Renter Occupied	50.0%	32.6%	25.5%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	0	96	102
Percent of Income for Mortgage	0.0%	27.3%	25.6%
Wealth Index	61	109	115
2020 Housing Units By Urban/ Rural Status			
Total	41	10,387	19,535
Urban Housing Units	92.7%	93.3%	82.2%
Rural Housing Units	7.3%	6.7%	17.8%
2020 Population By Urban/ Rural Status			
Total	152	25,771	50,709
Urban Population	92.8%	92.4%	80.6%
Rural Population	7.2%	7.6%	19.4%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

February 06, 2025



Market Profile

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Down the Road (10D)	Up and Coming Families (7A)	Green Acres (6A)
2.	Workday Drive (4A)	Workday Drive (4A)	Workday Drive (4A)
3.		Green Acres (6A)	Up and Coming Families (7A)
2024 Consumer Spending			
Apparel & Services: Total \$	\$101,295	\$29,717,969	\$59,834,285
Average Spent	\$1,875.83	\$2,639.02	\$2,689.66
Spending Potential Index	79	111	113
Education: Total \$	\$58,625	\$20,185,781	\$43,039,521
Average Spent	\$1,085.65	\$1,792.54	\$1,934.71
Spending Potential Index	63	104	112
Entertainment/Recreation: Total \$	\$165,722	\$51,554,821	\$105,302,882
Average Spent	\$3,068.93	\$4,578.17	\$4,733.56
Spending Potential Index	75	112	116
Food at Home: Total \$	\$304,836	\$88,765,780	\$178,787,979
Average Spent	\$5,645.11	\$7,882.58	\$8,036.86
Spending Potential Index	77	108	110
Food Away from Home: Total \$	\$168,021	\$49,968,592	\$100,745,249
Average Spent	\$3,111.50	\$4,437.31	\$4,528.69
Spending Potential Index	80	114	116
Health Care: Total \$	\$317,441	\$95,684,740	\$193,961,528
Average Spent	\$5,878.54	\$8,497.00	\$8,718.94
Spending Potential Index	76	110	113
HH Furnishings & Equipment: Total \$	\$133,529	\$40,371,751	\$81,860,306
Average Spent	\$2,472.76	\$3,585.09	\$3,679.78
Spending Potential Index	78	113	116
Personal Care Products & Services: Total \$	\$41,799	\$12,523,580	\$25,156,581
Average Spent	\$774.06	\$1,112.12	\$1,130.84
Spending Potential Index	78	112	114
Shelter: Total \$	\$1,060,334	\$330,226,357	\$668,699,072
Average Spent	\$19,635.81	\$29,324.78	\$30,059.29
Spending Potential Index	74	110	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$148,955	\$47,321,740	\$95,216,824
Average Spent	\$2,758.43	\$4,202.27	\$4,280.18
Spending Potential Index	79	120	122
Travel: Total \$	\$117,097	\$38,371,351	\$78,830,750
Average Spent	\$2,168.46	\$3,407.46	\$3,543.59
Spending Potential Index	71	112	117
Vehicle Maintenance & Repairs: Total \$	\$65,141	\$18,777,728	\$37,615,906
Average Spent	\$1,206.31	\$1,667.50	\$1,690.91
Spending Potential Index	81	113	114

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

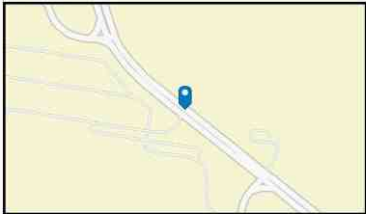
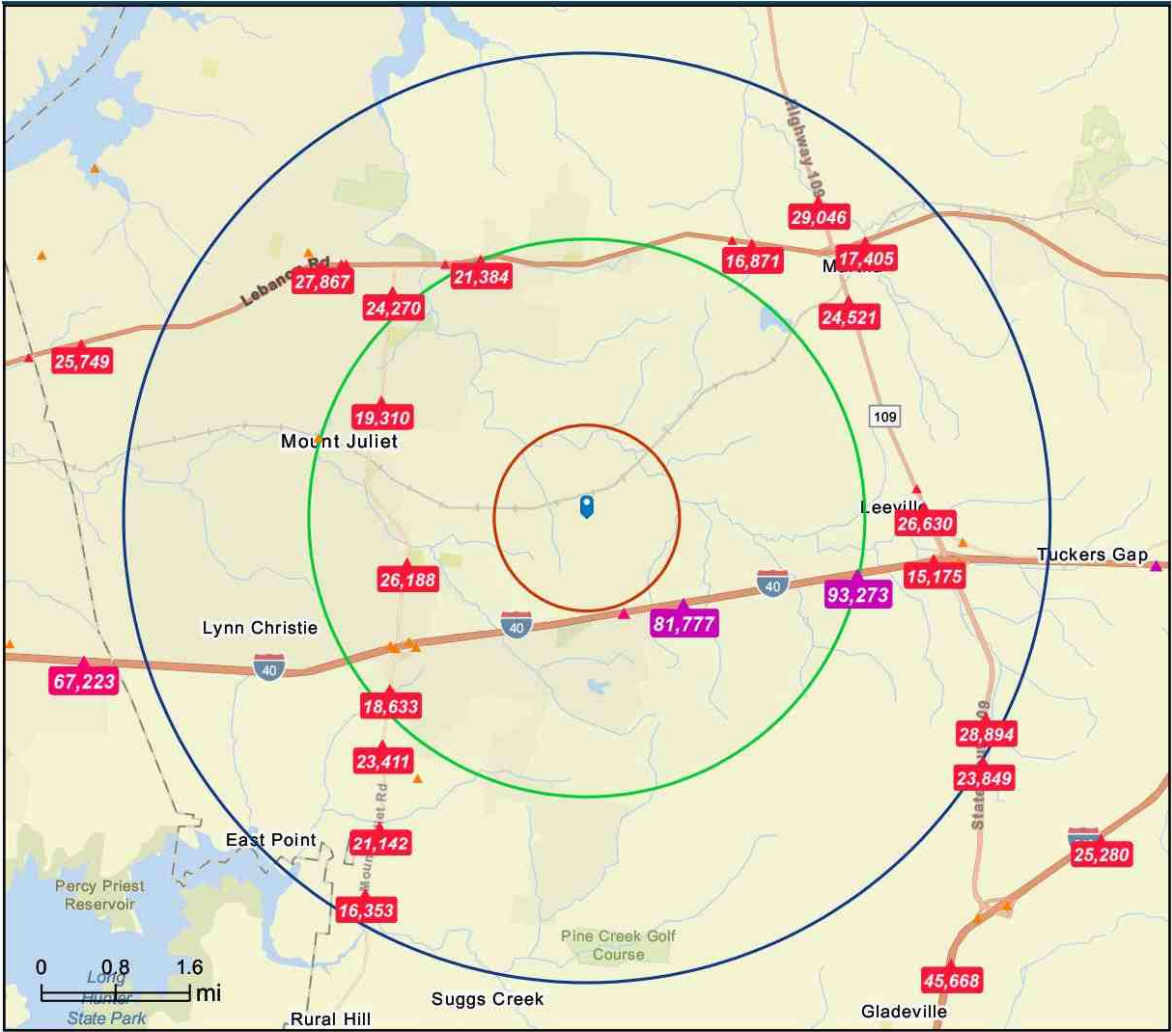
February 06, 2025



Traffic Count Map

Golden Bear Gtwy, Mount Juliet, Tennessee, 37122
Rings: 1, 3, 5 mile radii

E Division St, Mt Juliet
Latitude: 36.19139
Longitude: -86.47665



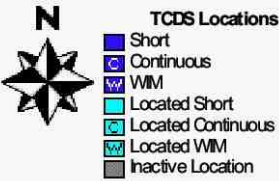
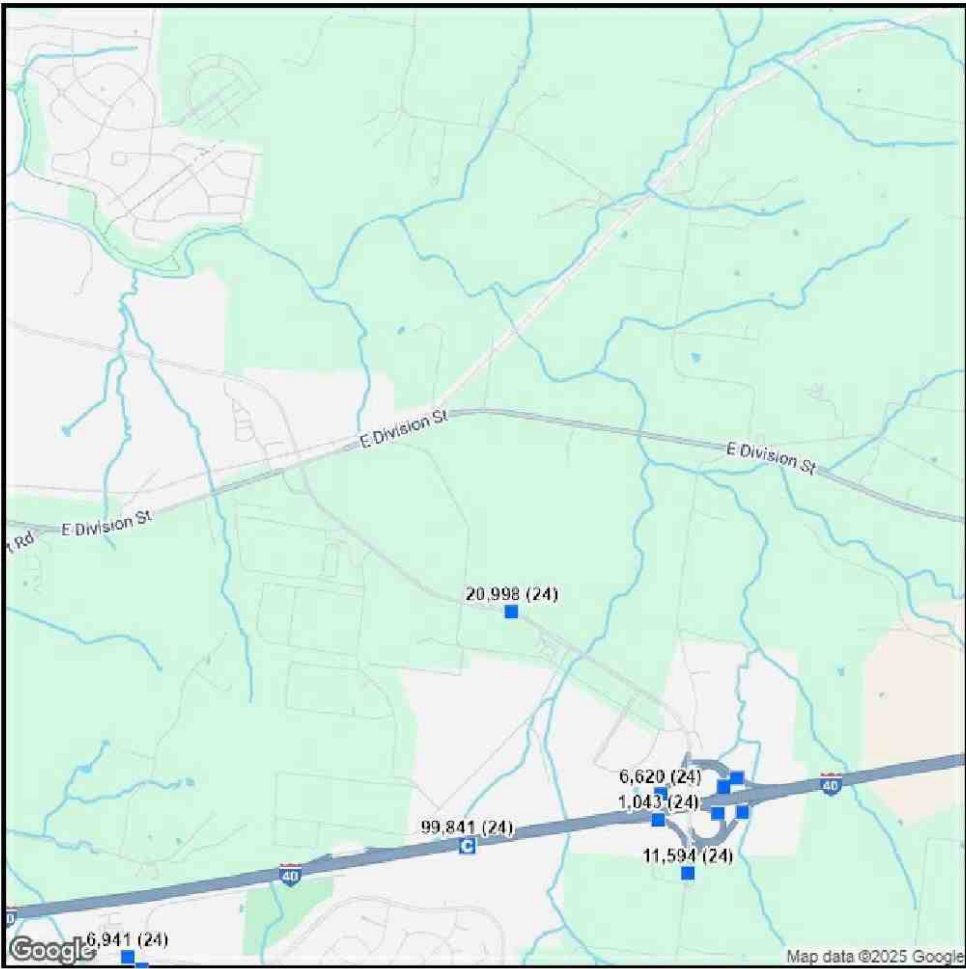
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

February 06, 2025

Market Data



2/6/2025



2494 North Mt. Juliet Rd. Suite 100
Mt. Juliet, TN 37122
(615) 773-4020

January 13, 2025

Tusli Patel
Tulit Investments
931-319-8569
tulsilala@gmail.com

Dear Ms. Patel:

In response to your request, we are pleased to submit this proposal for valuation services to be performed by Parrish & Associates, Inc.

THE AGREEMENT

This proposal is for a valuation of **2 parcels of land along E. Division Street, Mt. Juliet, TN 37122**. Said properties are located on Wilson County Tax Map 077, Parcel 011.01 and Parcel 012.02.

Parrish & Associates, Inc. will conduct an outside, independent valuation for the purpose of estimating the value of the above referenced properties.

THE APPROACH

Parrish & Associates will conduct a thorough analysis of the property for the purpose of determining "Fair Market Value". We will give consideration to all of the three generally accepted methods of valuation in its analysis.

FAIR MARKET VALUE DEFINITION

We define "Fair Market Value" as the value at which a willing buyer and a willing seller, both being fully informed of all relevant facts, would reasonably be expected to conduct a purchase and sale transaction, neither party being under any compulsion to do so.

Among other factors, our definition of Fair Market Value and how to determine it, takes into consideration all of the elements of acceptable appraisal practices specified in the Internal Revenue Service Ruling 59-60 and its subsequent revisions and amplifications and Uniform Standards of Appraisal Practice and Principles.

Engagement Letter - Page 2

TIMING AND PROFESSIONAL FEES

We will begin this project immediately. Provided that we are able to obtain the information that we require on a timely basis, we would expect to have a *full narrative appraisal report completed within 2.5 weeks* from the date of acceptance of this proposal.

Our fee for this assignment will be \$2,750 due prior to releasing the findings of the report.

EXPENSES

In addition to the professional fees, the Client agrees to reimburse Parrish & Associates for all reasonable and necessary out-of-pocket expenses incurred by Parrish & Associates in connection with this project, only with prior client approval.

END-PRODUCT

The primary end product of this project will be a formal, written valuation report. The report will specify:

1. Our valuation conclusions
2. Methodologies employed and definitions used
3. The logic of our analysis
4. The summary data supporting our conclusions

This appraisal assignment will be conducted in a professional manner. In conformance with the Principles of Appraisal Practice and Code of Ethics as defined by the American Society of Appraisers and the Uniform Standards of Professional Appraisal Practices as promulgated by the Standards Board of the Appraisal Foundation.

Parrish & Associates will permanently maintain, for future reference, all backup data, work papers, and other information collected in connection with this assignment. Such information will be maintained in our confidential client files, access to which will be subject to the Attorney's prior approval, except where Parrish & Associates may be required by law to produce such information.

You may signify your acceptance of the terms contained in this agreement by signing the enclosed copy of the signature page and returning it to our office. Please keep the original copy of this letter for your files.

This assignment and the fees, related thereto, do not include provisions for future consultation or testimony with regard to the analysis or conclusions contained in our report. Should such future consultation or testimony be required, it will be necessary to make an arrangement for such services on an hourly fee basis, when and if necessary.

ASSUMPTIONS AND LIMITING CONDITIONS

In general, our appraisals are subject to certain assumptions and limiting conditions.

Engagement Letter - Page 3

We will begin our work on this project once we receive the signed authorization to proceed. We appreciate the opportunity to be of service and are looking forward to working with you on this matter.

Sincerely,
PARRISH & ASSOCIATES, INC.



Russell E. Parrish, ASA, IFAS, RAA, GAA
Tennessee Certified General
Real Estate Appraiser CG-2165

Accepted by: Tulsi Patel Title: MD
(Please **Print** Name)
Accepted by: Tulsi Patel Date: 1-16-25
(Signature)
Accepted for: Tulsi Investments
(If Applicable)