FROM:			INVOI	CE
Christina Adams				
Mike Dalton Jr. and Associat	tes		INVOICE NUM	
8191 Wethersfield Drive			RF2794	
Germantown, TN 38138			DATES	
		Invoice Date:	04/	20/2023
Telephone Number: (901) 674-02	Fax Number:         (901)         309-0051	Due Date:		
			REFERENC	
то:		Internal Order	14 27 64	
		Lender Case	#:	
ROBERT FEOL		Client File #:		
		FHA/VA Case	#:	
3		Main File # or	n form:	
E-Mail: robertfeol@gmail.com		Other File # o	n form: RF2794	
Telephone Number: (901) 258-69		Federal Tax II	<b>):</b> 20-1331	252
Alternate Number:		Employer ID:		
DESCRIPTION				
Lender: ROBERT	FEOL	Client: ROBERT FEO	L	
Purchaser/Borrower: N/A				
Property Address: 2794 W R City: Memphis	Redbud Cir			
County: SHELBY		State: TN	<b>Zip</b> : 381	114
-	FAIRLAWN			
FEES				AMOUNT
FEES DESKTOP APPRAISAL REPO	ORT			<b>AMOUNT</b> 150.00
	ORT			
	ORT		SUBTOTAL	
	ORT		SUBTOTAL	150.00
DESKTOP APPRAISAL REPO PAYMENTS Check #: Date:	Description:		SUBTOTAL	150.00
DESKTOP APPRAISAL REPO PAYMENTS Check #: Date: Check #: Date:	Description: Description:		SUBTOTAL	150.00
DESKTOP APPRAISAL REPO PAYMENTS Check #: Date:	Description:		SUBTOTAL	150.00
DESKTOP APPRAISAL REPO PAYMENTS Check #: Date: Check #: Date:	Description: Description:		SUBTOTAL	150.00
DESKTOP APPRAISAL REPO PAYMENTS Check #: Date: Check #: Date:	Description: Description:		SUBTOTAL	150.00

Serial# 9D00728D esign.alamode.com/verify Mike Dalton Jr. and Associates

Main File No. Page # 1 of 4 RF2794

Baket Provides:         CP:         Mamphis         Safe:         N         2P:         38114           Course Tract         0081.20         Map Ref:         MLS 757G         Cours:         Shell By           Lagal Description:         LOT# 146 FAIRLAWN         Cours:         Shell By         Cours:         Shell By           Lagal Description:         Mire Strain:         Mire Analysis         Shell By         Cours:         Shell By           Internation:         Market New Name:         BETHEL GROVE          Shell By         Total By           Internation:         Market New Name:         BETHEL GROVE          COMPANALE SHE # 2         COMPANALE SHE # 3           FEATURE         States T         Odd Product Cir         T266 Imman Rd         122.4 Imman CV         Memphis. TN 38114           Patiently is State         State:         S         \$ 150.000         \$ 140.000         \$ 119.000           States         S         \$ 150.000         \$ 140.000         \$ 119.000         \$ 144.59 /62.21           Market Nu         REAN         URBAN         URBAN         URBAN         URBAN           States         S         119.0 2 /68.1 %         7695 st         8100 sf         144.59 /62.20           Stat						ΚΤΟΡ ν					File #		
anadolism form         ROBERT FEOL         Linder/Clim Contract           answorksprach         NA         Camer form         MICHAEL AND MARSHA D WILLIAMS           answorksprach         2004 W Rodbud Cir         Or Manphilis         Reit: TN         Rei: Statu         Rei: Statu <th></th> <th></th> <th></th> <th>S</th> <th></th> <th></th> <th></th> <th></th> <th>RT</th> <th></th> <th>Loan #</th> <th></th> <th></th>				S					RT		Loan #		
Added and Added      Added      Added Added      Added					IDEN	ITIFICATION							
NA         Durk No.         Durk No.         Durk No.         MICHAEL AND MARSHAD WILLANS.           Biers Proceedings         294 W. Recbud Cir         0xin         Marshad         0xin         N.         N		ROBER	T FEOL				Len	ider/Client Conta	act:				
abadel Toury Addres 2764 W Redbud Cir MLS 757G Courty SHELBY 2P 38114  application of the second se	Borrower/Applicant:	N/A					Cur	rent Owner:	MICHAE	L AND MA	RSHA D W	/ILLIAMS	
Logal Deciding:       LOT # 146 FARELAVN         Logal Deciding:       Xi sin         Planding:       Xi sin         Planding:<	Subject Property Address:						City: M	emphis					14
Noneth Type:         Mark Type:         Mark Type:         Texter Agrandset         Texter Agrandset <th< td=""><td>Census Tract:</td><td colspan="3"></td><td colspan="4"></td><td colspan="3"></td></th<>	Census Tract:												
Interest Worksteit         Testing         Laserbor         Lesserbir         Other (seconds)           Interfact Value Tred.         Markin Anare.         BETHEL GROVE         13,50,00         Pedeminant         5,5,500           Interfact Value Tred.         State Control         State Control         10,30         Pedeminant         5,5,500           Interfact Value Tred.         State Control         State Control         COMPANALE SULE # 2         COMPANALE SULE # 2           Interfact Value Tred.         State Control         COMPANALE SULE # 2         COMPANALE SULE # 2         COMPANALE SULE # 2           Interfact Value Tred.         State Control         COMPANALE SULE # 2         COMPANALE SULE # 3         119,000           Interfact Value Tred.         State Control         State Control         State Control         2996 Hanis Ave           Interfact Value Tred.         State Control         State Control         State Control         119,000         State Control           Interfact Value Tred.         State Control         State Control         State Control         119,000         State Control           Interfact Value Tred.         State Control         State Control         URBAN         URBAN         URBAN         URBAN           Interfact Value Tred.         State Control         URBAN <td>Legal Description:</td> <td></td>	Legal Description:												
Market Xulin Trad:         Decknowledge         BETHEL GROVE         Type Market Price Range         \$ 31,500         The Solution of the									her:				
Increasing         Main         Typical Market R/s Range:         31.600         ys. b         9 1600 minat         53.800         ys. b         9 moonmat         73         ys.           Endung         SALES COMPARISON APPROACH         SALES COMPARISON APPROACH         73         ys.         ys.         procominat         73         ys.           FRAURE         SALES COMPARISON APPROACH         SALES COMPARISON APPROACH         COMPARIABLE SALE # 3         COMPARISON APPROACH           FRAURE         SALES COMPARISON APPROACH         SALES COMPARISON APPROACH         COMPARISON APPROACH         2006 Flantrick Ave           Fraumity is Subject         Sale f 3         150,000         5 140,000         3 119,000         144.59 /60, ft.           and ratio         S 177,023         01/16/2023         01/16/2023         08/16/2022         08/16/2022           userbin         URBAN         URBAN         URBAN         URBAN         URBAN         URBAN         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022         0.001/16/2022<		<b>X</b> Fee Sin			Lease		Uther (describ						
□         □			Marke	t Area Name:	BETHE	L GROVE							
SALES COMPARISON APPROACH         SALES COMPARISON APPROACH         ERTURE       SUBRCT       COMPARIESUL# 3         Memphis, TN 38114       COMPARIESUL# 3         Memphis, TN 38114       Memphis, TN 38111       Memphis, TN 38111       Memphis, TN 38111         Memphis, TN 38114       Memphis, TN 38111       Memphis, TN 38111       Memphis, TN 38111         Sales Proc       3       119,62 /61 R       5       141,99 /61 R       5       144,59 /61 R         Sales Office       O3/17/2023       O3/17/		X Stable	•		•								
FEATURE         SUBJECT         COMMPARABLE SALE # 1         COMMPARABLE SALE # 2         COMMPARABLE SALE # 3           Address         2794 W Redbud Cir Memphis, TN 38114         1266 Inman Rd         1224 Inman Cv         2995 Harris Ave           Memphis, TN 38114         Memphis, TN 38111         Memphis, TN 38114         Memphis, TN 38114         Memphis, TN 38114           Memphis, TN 3811         Memphis, TN 38114         Memphis, TN 38114         Memphis, TN 38114         Memphis, TN 38114           Memphis, TN 381         Memphis, TN 3811         Memphis, TN 38114         Memphis, TN 38114         Memphis, TN 38144           Memphis, TN 381         Memphis, TN 3811         Memphis, TN 38114         Memphis, TN 38144         Memphis, TN 38144           Memphis, TN 381         Memphis, TN 3811         Memphis, TN 3814         Memphis, TN 3814         Memphis, TN 3814           Mission of Simple S			lypica	al Market Age R					103	yrs. Pre	dominant:	73	yrs.
Address       2794 W Redbud Cir Memphis, TN 38111       1266 Inman Rd Memphis, TN 38111       1224 Inman Cv Memphis, TN 38111       2995 Harris Ave Memphis, TN 38111         Animal Stage Ree       S       \$ 150,000       \$ 140,000       \$ 119,900         Stage Ree       S       \$ 150,000       \$ 141,99 Star, R       \$ 00/16/2022         Contain       Odd / Address       \$ 00,000       \$ 144,59 Star, R       \$ 00/16/2022         Contain       URBAN       URBAN       URBAN       URBAN       URBAN         Star Star       6756 sf       8100 sf       8100 sf       8100 sf         Star Wew       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL		-			-						1		
Nemphis, TN 38114       Memphis, TN 38111       Memphis, TN 38111       Memphis, TN 38111         Sates Price       \$       \$ 150,000       \$ 140,000       \$ 119,000         Sates Price       \$       \$ 100,200       \$ 140,000       \$ 119,000         Sates Price       \$       \$ 100,200       \$ 141,99 /\$0, R. \$       \$ 144,59 /\$0, R. \$         Sates Price       \$ 056 st       \$ 0952 st       7 0955 st       \$ 0100 st         Sates New       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         Sates New       RESIDENTIAL       RESIDENTIAL							#1			E # 2			E # 3
Provinty is Sulped:       Image: Sulped:       Image: Sulped: Sulped	Address	-	-						-				
Sales Rein       \$       150,000       \$ 140,000       \$ 140,000       \$ 140,000         PriceBrisssLing Area       \$       .19,62,78, R       \$       144,59,78, R       \$       \$       144,59,78, R       \$       \$       144,59,78, R       \$       \$       \$       141,59,78, R       \$	Proximity to Subject	interripriis,	111 30114	<u>•</u>				iviempnis,	111 3011	I	iviempnis,	110 30114	+
PhereNos Linng Area  So Control Contro	Sales Price	\$			\$ 150.000	)		\$ 140.000	)		\$ 119.000	)	
Loadon URBAN URBA	Price/Gross Living Area	\$		/Sq. Ft.	\$	11	9.62 /Sq. Ft.	,		1.99 /Sq. Ft.			
Site State       6756 sf       6952 sf       7695 sf       8100 sf         Site View       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         Site View       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         Site View       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         Site Site       TRADI'STY       TRADI'STY       TRADI'STY       TRADI'STY         Site Site       AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD         Site Site       Total Rooms       Bath(s)       Total Rooms       Bath(s)       Total Rooms       Bath(s)         Site Site       1.0       5       3       1.1       5       3       1.0       4       2       1.0         Site Site       1.0       5       3       1.1       5       3       1.0       4       2       1.0         Site Site       N/A       N/A       N/A       N/A       N/A       823 So, R       823 So, R         Site Site       Site Site       TACACA       FWA/CA       FWA	Date of Sale				03/17/202	23		01/18/202	23		08/16/202	2	
Site View       RESIDENTIAL	Location												
Design (Syle) TRAD/1 STY TRAD/1													
Apg. (yr.3)       G7       68       71       72         Condition       AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD         AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD         AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD         Bown Grade       Total Rooms       Bath(s)       Total Rooms       Bath(s)       Total Rooms       Bath(s)         Bown Grade       Total Rooms       Bath(s)													
Deside       AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD       AVERAGE/GOOD         Babre Grade       Total Rooms       Bath(s)       Rooms       Roo			6 I Y			SIY			SIY			ΙY	
Above Grade Total Rooms Betrooms Bath(s) Total Rooms Bath(s) Total Rooms Betrooms Bath(s) Total Rooms Bath(s) Total Rooms Betrooms Bath(s) Total Rooms Betrooms Bath(s) Total Rooms Betrooms Bath(s) Total Rooms Bath(s) Total R	- (- )	-				E/GOOD			F/GOOD				
Bross Living Area       832 Sq. R.       1,254 Sq. R.       986 Sq. R.       823 Sq. R.         Basement       N/A       N/A       N/A       N/A       N/A         Basement       Stroop       Stroop       Stroop       Stroop         Amentities/Upgrades       Stroop       Stroop       Stroop       Stroop       Stroop         Overall Comparison to Subject Property       Superior       Similar       Interior       Superior       Similar       Interior         Comments:	Above Grade			Bath(s)			Bath(s)			Bath(s)			Bath(s)
Basement       N/A       N/A       N/A       N/A         Heating/Cooling       FWA/CA       FWA/CA       FWA/CA       FWA/CA         Farage/Cappot       PAD ONLY       1 ATT CARPORT       2 DET GARAGE       PAD ONLY         Parch, Patio, Deck, etc.       STOOP       STOOP       STOOP       STOOP         Amenifies/Upgrades	Room Count	5	2	1.0	5	3	1.1	5	3	1.0	4	2	1.0
Heating/Cooling FWA/CA	Gross Living Area			832 Sq. Ft.		1	, <b>254</b> Sq. Ft.			986 Sq. Ft.			823 Sq. Ft.
Barage/Carport       PAD ONLY       1 ATT CARPORT       2 DET GARAGE       PAD ONLY         Parch, Paio, Dack, etc.       STOOP       STOOP       STOOP         Amenities/Upgrades	Basement												
Porch, Patio, Deck, etc.       STOOP       STOOP       STOOP         Amenities(Upgrades													
Armenities/Ugrades       Outerail Comparison to Subject Property       Superior       Similar       Interior         Superior       Similar       Interior       Superior       Similar       Interior         RELATIVE COMPARISON ANALYSIS         See attached addenda.       Interior       Similar       Interior         The appraiser has researched the sales and listing history of the subject property for the past three years:       Interior       Interior       Interior         Marce appraiser has researched the sales and listing history of the subject property for the past three years:       Interior       Interior       Interior         Interior       Isted for \$       on (date)       Interior       Interior       Interior         Comments:       on (date)       Interior       Interior       Interior       Interior         Copinion of Market Value is \$ 115,000       , as of       O4/20/2023       , which is the effective date of this report.         Comments:       Interior       Interior       Superior       Interior       Interior         REVENCE USE: This appraiser has performed a desktop valuation of the subject property. No physical inspection of the subject property was performed.         PURPOSE OF APPRAISAL: The purpose of this appraisal peor to the undor its subidiaries. The purpose of this appraisal report is bue interin or its successors and assigns. <tr< td=""><td>• .</td><td></td><td>Y</td><td></td><td colspan="2"></td><td colspan="3"></td><td colspan="3"></td></tr<>	• .		Y										
Overall Comparison to Subject Property       Superior       Similar       Inferior         See attached addenda.       RELATIVE COMPARISON ANALYSIS         See attached addenda.       Inferior       Similar       Inferior         The appraiser has researched the sales and listing history of the subject property for the past three years:       Inferior       Inferior         The subject has not transferred ownership or been listed for \$       on (date)       Inferior       Inferior         The subject was       ond       listed for \$       on (date)       Inferior       Inferior         Comments:       Opinion of Market Value is \$ 115,000       , as of       O4/20/2023       , which is the effective date of this report.         CERTIFICATIONS AND LIMITING CONDITIONS       CERTIFICATIONS AND LIMITING CONDITIONS       Inferior of the subject property was performed.         PUPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report.       No physical inspection of the subject property was performed.         PUPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report.       No physical inspection of the subject property was performed.         PUPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report.       No physical inspection of the subject property was performed		3100P											
RELATIVE COMPARISON ANALYSIS         See attached addenda.         Image: The appraiser has researched the sales and listing history of the subject property for the past three years:         Image: The subject has not transferred ownership or been listed for sale during this period.         Image: The subject has not transferred ownership or been listed for sale during this period.         Image: The subject was       Image: Sold         Image: Sold       Image: Sold         <													
See attached addenda.         The appraiser has researched the sales and listing history of the subject property for the past three years:	Overall Comparison to Su	bject Property			Superior	🗙 Similar	Inferior	Superior	🗙 Similar	Inferior	Superior	🗙 Similar	Inferior
The appraiser has researched the sales and listing history of the subject property for the past three years:					REL	ATIVE COMP	PARISON AN	IALYSIS					
The subject has not transferred ownership or been listed for sale during this period. The subject was sold listed for \$	See attached adde	nda.											
The subject has not transferred ownership or been listed for sale during this period. The subject was sold listed for \$													
The subject has not transferred ownership or been listed for sale during this period. The subject was sold listed for \$													
The subject was sold listed for \$			-	-			t three years:	:					
Comments: Commen			_		r sale during tr		ata)						
Comments:  Opinion of Market Value is \$ <u>115,000</u> , as of <u>04/20/2023</u> , which is the effective date of this report.  CERTIFICATIONS AND LIMITING CONDITIONS  The undersigned appraiser has performed a desktop valuation of the subject property. No physical inspection of the subject property was performed.  PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in a mortgage finance transaction.  INTENDED USE: This appraisal is intended for use only by the client and/or its subsidiaries. The purpose of this appraisal is to help the client analyze the risk associated with making a loan on the subject property. INTENDED USEN(5): The intended user(s) of this appraisal report is the Lender/Client named herein, or its successors and assigns. HIGHEST AND BEST USE: The Highest and Best Use of the subject property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consurmation of a sale as of a specified date and the passing of tile from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exonosure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal considerative and considerat							· · · · · · · · · · · · · · · · · · ·		·				
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The undersigned appraiser has performed a desktop valuation of the subject property. No physical inspection of the subject property was performed. PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis for use in a mortgage finance transaction. INTENDED USE: This appraisal is intended for use only by the client and/or its subsidiaries. The purpose of this appraisal is to help the client analyze the risk associated with making a loan on the subject property. INTENDED USE: The intended user(s) of this appraisal report is the Lender/Client named herein, or its successors and assigns. HIGHEST AND BEST USE: The Highest and Best Use of the subject property is assumed to be its present use; that is, one-four (1-4) family residential use. DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration					CERTIFIC	ATIONS ANI	D LIMITING	CONDITIONS	5				
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## CERTIFICATIONS AND LIMITING CONDITIONS

**SCOPE OF WORK:** The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal. This may be accomplished by reviewing public record data, prior appraisal or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. Unless otherwise noted in the appraisal, no interior or exterior inspection of the subject property has been made. In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The appraiser has excluded the Cost and Income approaches as not being relevant, given the agreed upon Scope of Work. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited service is appropriate given the intended use. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources only. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed, in accordance with the scope of work identified and the intended use of the appraisal. The appraiser acknowledges that an estimate of a reasonable time for the exposure in the open market is a condition in the definition of market value. The subject's marketing time is assumed to be typical for the subject's market area unless otherwise stated.

In the absence of an inspection, the appraiser has made some basic assumptions, including the following:

1. The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition and construction materials.

2. There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.

3. There are no significant discrepancies between the public record information or other data sources and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale nor any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported, if available from public record sources. The appraiser has reconciled the quality and quantity of data available into an Opinion of Market Value, in accordance with the intended use and scope of work.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.

2. The appraiser assumes 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.

3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.

4. Except as noted herein, the appraiser has not made an exterior or interior inspection of the subject property. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser assumes that the improvements are in average condition. 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 may not be considered an environmental assessment of the property.

5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and has no reason to believe them to be other than true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

APPRAISER'S CERTIFICATION: The appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and

unbiased professional analyses, opinions and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

5. My engagement in this assignment was not contingent upon the development or reporting of predetermined results.

6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the

ADDRESS OF PROPERTY APPRAISED:	LENDER/CLIENT:
2794 W Redbud Cir	Contact:
Memphis, TN 38114	Company Name: ROBERT FEOL
OPINION OF VALUE OF THE SUBJECT PROPERTY: \$ 115,000	Company Address:
EFFECTIVE DATE OF APP AS Sign.alamode.com/04/29/202Serial:9D00728D	
APPRAISER: Signature: Wisting W. adams	SUPERVISORY or CO-APPRAISER (if applicable): Signature:
Name: Christina W Adams	Name:
Company Name: Mike Dalton Jr. and Associates	Company Name:
Company Address: 8191 WETHERSFIELD DRIVE	Company Address:
GERMANTOWN, TN 38138	
Date of Report/Signature: 04/20/2023	Date of Report/Signature:
License or Certification #: <u>3514</u>	License or Certification #:
Designation: ST: TN	Designation: ST:
Expiration Date of Certification or License: <u>12/31/2023</u>	Expiration Date of Certification or License:
	Serial# 9D00728D

File No.

## **Supplemental Addendum**

Borrower	N/A		
Property Address	2794 W Redbud Cir		
City	Memphis	County SHELBY State TN Zip Code	38114
Lender/Client	ROBERT FEOL		

## <sup>1</sup> • <u>Desktop Valuation Appraisal Summary Report: Sales Comparison Comments</u>

<sup>2</sup> THE SUBJECT IS PROPOSED REHAB/REPAIR. THE SUBJECT HAS NOT BEEN PHYSICALLY INSPECTED. AN <sup>3</sup> EXTRAORDINARY ASSUMPTION IS MADE THAT THE SUBJECT IS IN AVERAGE TO GOOD CONDITION OR WILL BE <sup>4</sup> AFTER ANY NECESSARY REPAIRS/REHAB. THREE COMPARABLE SALES ARE LISTED IN THIS REPORT THAT HAVE <sup>5</sup> SOLD WITHIN THE SUBJECT'S SURROUNDING MARKET AREA. LIMITED MLS SALES IN THE MARKET AREA. COMPS 1-3 <sup>6</sup> ARE THE MOST RECENT COMPARABLE SALES AVAILABLE.

<sup>8</sup> SALES ACTIVITY HAS STABILIZED WHILE INVENTORY LEVELS HAVE DECLINED. PRICE TRENDS HAVE FLUCTUATED <sup>9</sup> YET OVERALL APPEAR FAIRLY STABLE. MARKET TIMES FOR COMPETITIVELY PRICED HOMES HAVE REMAINED <sup>10</sup> UNDER 3 MONTHS.

11 12

Christina W. adams





MELVIN BURGESS, ASSESSOR SHELBY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERS HIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE MAP DATE: April 20, 2023

Serial# 9D00728D esign.alamode.com/verify

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