















3 Bedroom, 3 Bath, 2,494± sq ft **Ranch Home with Full Basement** 

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# **Auction Sales Map**





# **Buyer Broker Registration Form**



### **BUYER BROKER REGISTRATION FORM**

530 Hay Market Rd, Clarksville, TN 37043 on .75± acres (Montgomery County).

MLS # 2496020

Online Auction Ending Wednesday, March 29, 2023 at 12:00:00 pm

| Broker/Agent Name:                      |         |           |
|---|---------|-----------|
| Company Name:                           |         |           |
| Company Address:                        |         |           |
| City:                                   | _State: | Zip Code: |
| Broker/Agent License Number:            |         |           |
| Firm License Number:                    |         |           |
| Firm Federal Tax Identification Number: |         |           |
| Office Phone:                           |         |           |
| Cell Phone:                             |         |           |
| Email:                                  |         |           |
| Client (Buyer/Bidder) Information       |         |           |
| Client Name:                            |         |           |
| Address:                                |         |           |
| City:                                   |         |           |
| Cell Phone:                             |         |           |
| Email:                                  |         |           |
|   |         |           |

### BROKER PARTICIPATION GUIDELINES

McLemore Auction Company, LLC will pay a commission of 2.00% of the high bid price of the property to any properly licensed real estate agent or broker who registers per the guidelines as outlined below and whose client is the successful purchaser of the property. This client must close on the property within the timeframe allotted in the terms and conditions of the auction.

To be entitled to any commission/referral, the Broker must:

1. Fill out the Buyer Broker Registration Form in full, including the signature of the client on the form;



Last Revised and Published on 25/03/23 at 8:08 AM

### Buyer Broker Registration Form



- 2. Submit the completed Buyer Broker Registration Form to <a href="mailto:dwayne@mclemoreauction.com">dwayne@mclemoreauction.com</a> via email before the deadline for buyer broker registration. The deadline for registration is 24 hours before the auction. McLemore Auction Company, LLC will not honor forms received after the deadline; and
- 3. Abide by the guidelines outlined herein.

The broker/agent, by placing his or her signature below, certifies, agrees and acknowledges that:

- 1. He or she will not claim any exceptions to the procedures outlined in this document;
- 2. No oral registration will qualify him or her for commission;
- 3. His or her commission will be due at the final closing of the property purchased by the client after all consideration is paid in full;
- 4. Only the first registration of a client will be accepted and honored;
- 5. The commission will be payable only at closing and will be disbursed by the escrow and closing agent;
- 6. He or she will hold harmless and indemnify McLemore Auction Company, LLC from all claims regarding such commission;
- 7. He or she will be paid a commission only as set forth under these guidelines and only as pertaining to the specific property being sold at auction;
- 8. He or she will not receive a commission without the signature of the client on the Buyer Broker Registration Form;
- 9. He or she cannot receive any commission by registering a client on this form if there is already a cobrokerage or referral agreement between McLemore Auction Company, LLC and broker/agent;
- 10. He or she will be representing the client listed above as his or her agent;
- 11. He or she is not a subagent of McLemore Auction Company, LLC;
- 12. This form consists of two pages and that he or she has received both pages.

The client, by placing his or her signature below, certifies, agrees and acknowledges that:

- 1. McLemore Auction Company, LLC represents the seller of the property only in this transaction; 2. McLemore Auction Company, LLC shall only pay commission to broker/agent representing him or her as outlined in this form;
- 3. He or she shall hold harmless and indemnify McLemore Auction Company, LLC and the seller of the property from all representations made by the broker/agent.

| BROKER/AGENT SIGNATURE: | DATE: |
|-------------------------|-------|
|                         |       |
|                         |       |
|                         |       |
|                         |       |
|                         |       |
|                         |       |
| CLIENT SIGNATURE:       | DATE: |



### **Current Deed**



This instrument prepared by and Record and Return to: Parthenon Title Agency, LLC 212 Oceola Avenue Nashville, TN 37209 (615) 829-5190

File No : 16-1142

#### WARRANTY DEED

THIS INDENTURE, made and entered into this 5/21/2016, by and between Loida Nevarez, parties of the first part, and George G. Herrera and Mavis M. Herrera, Husband and Wife, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Clarksville, County of Montgomery, State of Tennessee, to wit:

LAND in Montgomery County, Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Wingate West, Section A, as of record in Plat Book 10, Page 91, Plat 91, Register's Office for Montgomery County, Tennessee, to which said Plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to David A Nevarez and Loida Nevarez, husband and wife, by Quit Claim Deed from David A. Nevarez, recorded on 06/9/2011, in Volume 1387, Page 1247, Register's Office for Montgomery County, Tennessee.

Further BEING conveyed to David a. Nevarez, married man, by Warranty Deed from Jesse D. McMickle and Judy McMickle, husband and wife, recorded on 5/18/2004, in Volume 968, Page 1596-1597, Register's Office from Montgomery County, Tennessee.

The said David A Nevarez having since died leaving Loida Nevarez as the sole surviving tenants by the entirety. Loida Nevarez has not re-married. DOD 04/24/2016

This conveyance is made subject to: All existing Easements and Restrictions of record.

#### Parcel ID #56K-C-8.00

Minproved 530 Hay Market Road, Clarksville, TN 37043
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

> Connie E. Gunnett, Register Montgomery County Tennessee

354958 Instrument #: 1084620 Rec'd: 15.00 Recorded State: 721.50 6/2/2016 at 9:48 AM Clerk: in Volume 1679 1.00

Other: 2.00 Total: 739.50 Pgs 2257-2259





WITNESS the signature of the party of the first part of the day and year first above written. STATE OF COUNTY OF Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Loida Nevarez to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Witness my hand and Notarial Seal this 21st day of May, 2016.. My Commission Expires: Owner's Name: George G. Herrera and Mavis M Herrera and Address: 530 Hay Market Road, Clarksville, TN 37043 Mail tax bills to Acopia, LLC ISAOA/ATIMA 306 Northcreek Blvd Suite 100 Goodlettsville, TN 37072 i, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual amount is equal or greater than the amount which the property transferred would command at a fair and voluntary STATE OF TH COUNTY OF DavidSON Subscribed and sworn to before me this 21st day of May, 2016. Read Mar Colo COLLIN TENNESSEE





### **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California
County of \_\_\_\_\_ Riverside On 5-27-16 before me, A. CASTRU NUTARY Public (insert name and title of the officer) personally appeared LOIDA NEU AREZ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. A. CASTRO COMM #2014802 WITNESS my hand and official seal. Signature \_\_\_ (Seal)





### AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on March 29, 2023

#### BETWEEN:

Michael Gigandet, Trustee in Case No: 3:18-bk-07943 208 Centre St Pleasant View, TN 37146 (615) 746-4949 michael@mgigandet.com (the "Seller")

#### AND

[Purchaser.FirstName] [Purchaser.LastName] [Purchaser.StreetAddress] [Purchaser.City], [Purchaser.State] [Purchaser.PostalCode] [Purchaser.Phone] [Purchaser.Email] (the "Purchaser").

- 1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
  - 1. HIGH BID PRICE: \$[High Bid Price]
  - 2. 10% BUYER'S PREMIUM: \$[Buyer's Premium Amount]
  - 3. PURCHASE PRICE: \$[Purchase Price]
  - 4. The Purchase Price shall be paid as follows:
    - 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Attorneys Title Company, 2927 Berry Hill Dr, Nashville, TN 37204, USA, (615) 289-9716, jtc@johntcook.com, John Cook, Contact. (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$[Deposit Amount]. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
    - 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at







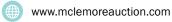
- Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
- The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
- 2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local time, on April 29, 2023. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.
- 3. POSSESSION: The Purchaser will receive possession at closing, subject to the rights of parties in possession and existing leases, if any.
- 4. CLOSING COSTS:
  - 1. The Seller shall pay the following closing costs:
    - 1. Costs to search the title and prepare the title commitment;
    - 2. Costs to prepare the deed;
    - 3. 50% of the closing agent's cost to close the sale; and
    - Any legal counsel retained by Owner in connection with the conveyance of the Property.
  - 2. The Purchaser shall pay the following costs:
    - The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
    - 2. Any special endorsements to the title policy;
    - 3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
    - All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
    - All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
    - 6. 50% of the closing agent's cost to close the sale; and
    - 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
- 5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year.





#### 6. INTENTIONALLY DELETED.

- 7. TITLE: Purchaser hereby agrees to accept title to the Property subject to:
  - 1. liens for taxes not yet due and payable,
  - 2. easements for public utilities affecting the Property
  - 3. all other easements or claims to easements, covenants, restrictions, and rightsof-way affecting the Property.
  - 4. rights and claims of parties in possession, and
  - 5. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
- 8. CONDITION OF THE PROPERTY: The purchaser shall accept the Property in an "asis" condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS. THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser's responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
- 9. BREACH OF CONTRACT BY SELLER: If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit.
- 10. BREACH OF CONTRACT BY PURCHASER: If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller.
- 11. AUCTIONEER'S AGENCY DISCLOSURE: The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a





subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

#### 12. OTHER:

- 1. Time: Time is of the essence hereof.
- 2. Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written. 3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
- Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
- 4. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
- 5. Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.
- 6. Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
- Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.
- Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.
  - The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the







Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:

- if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee: and
- the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

| SELLER:   |  |
|---|--|
|   |  |
| <br>Michael Gigandet, Trustee in Case No: 3:18-bk-07943 |  |
| PURCHASER:  |  |
|   |  |
|   |  |
| Purchaser FirstNamel [Purchaser LastName]               |  |

### **Exhibit A: Description of Property**

LAND in Montgomery County, Tennessee, described as follows, to-wit: BEING Lot No. 8 on the Plan of Wingate West. Section A, as of record in Plat Book 10, Page 91, Plat 91, Register's Office for Montgomery County, Tennessee, to which said Plat reference is hereby made for a more complete and accurate legal description.

Known as 530 Hay Market Rd, Clarksville, TN 37043





# **Property Tax Record Card**

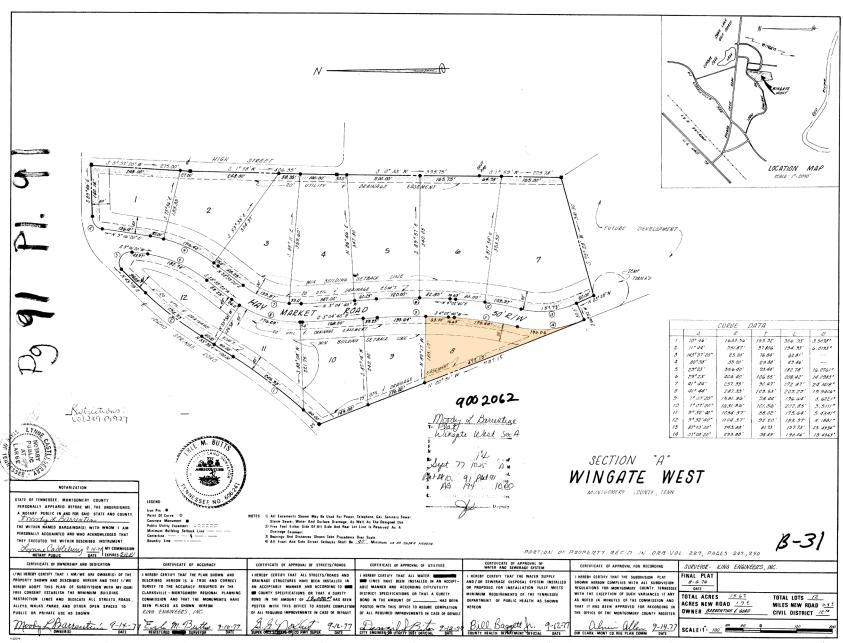


| RESIDENTIAL  |  |  |                                     |  |  |  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|--|--|--|-------------------------------------|--|--|--|-------------------------|--|--|---------------------------|--|---|---|---|--|-------------------------|-----------------------------|---------------------------------------|-----------------------|
| RESTREGITAL  |  | PROPERTY 2   | Annapee                             |  |  | SuaDrv1  |                         | WINGATE  | WFCT   |                           |  | Tax Year  | 12                                      | 056K  | C  | 0562                    | 8.00                        | 0                                     | 001                   |
| HAY MARKET RD 53   | 30                                     | PROPERTY I   | NUKESS                              |  |  | DUBDIVI  |                         | BK   | PG   | BL                        | LT                                       | 2022  | Dist                                    | MAP   | GRP  |                         | PARCEL                      | PI                                    | SI                    |
|  |  | MER'S NAME & M   | AILING ADDRESS                      |  |  |  |                         | 10   | 10   | A                         | 8  |   | COUNTY OF                               |   | , J  | DATE UPD                |                             | ·                                     |                       |
| HERRERA GEORGE C   |  |  |                                     |  |  | SuBDIv2  |                         |  |  |                           |  | Montgomery  |   |   |  | DATE PRI                |                             | 3/10/2023                             |                       |
| HERRERA MAVIS M  |  |  |                                     |  |  | Additional                                       |                         |  |  |                           |  | TOTAL LAND UNITS  |   |   |  | Cards                   | 1                           | or                                    | 1                     |
| 530 HAY MARKET RE  |  |  |                                     |  |  | DESCRIPTION                                      |                         |  |  |                           |  | DEED  |   |   | 0.   |                         |                             | Appraised Value                       |                       |
| CLARKSVILLE TN   | 37043                                  |  |                                     |  |  | DIMENSIONS                                       |                         |  |  |                           |  | CALC  |   |   | 0  | 8                       |                             | IMP                                   | 166200                |
| FOUNDATION<br>FLOOR SYSTEM   |  | WOOD W/ St   |                                     |  |  | HF   | 1                       |  |  |                           |  |   |   |   |  |                         |                             | LAND<br>Total APPR                    | 60000<br>226200       |
| FLOOK SYSTEM<br>EXT WALL   |  | BRICK  | B FLOOR                             |  |  | PWF  | 0                       |  |  |                           |  |   |   |   |  |                         |                             | TOTAL APPK<br>TOTAL W/USE             | 226200                |
| STRUCT FRAME   |  | NONE   |                                     |  |  |  | 10                      |  |  |                           |  |   |   |   |  |                         |                             | ASSESSMENT                            | 56550                 |
| ROOF FRAMING   |  | GABLE AND  | HIP                                 |  |  |  |                         |  |  |                           |  |   | _                                       | _   |  |                         |                             | PROP TYPE                             | 00 25%                |
| ROOF COV DEC   |  | COMPOSITIO   | ON SHINGLE                          |  |  |  |                         |  |  |                           |  |   |   |   |  |                         |                             | AREA DIMENS                           | IONS                  |
| CAB MILLWORK   |  | AVERAGE  |                                     |  |  |  | 1                       |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
| FLOOR FINISH<br>INTER FINISH   |  | CARPET COL   | MBINATION<br>LAST-D WALL            |  |  | RMS<br>PF  | 0                       |  |  |                           |  |   |   |   |  |                         |                             | BAS 1*69*26*21*49*26<br>OPF 5*24*5*24 |                       |
| PAINT DECOR  |  | AVERAGE  | INDI-D WALL                         |  |  | WT/AREA  | 10                      |  |  |                           |  |   |   | _   |  |                         |                             | BSF 12*10*11*1*1*9                    |                       |
| HTG/AIR COND   |  |  | DLING SPLIT                         |  |  | 0  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
| PLUMBING FIX   |  | 6  |                                     |  |  | BRF  |                         |  |  |                           |  |   |   | - 1   |  |                         |                             | ST0,BMU 32*26*32*26                   |                       |
| BATH TILE<br>ELECTRICAL  |  | FLOOR & 1,<br>AVERAGE  | 2 WALL                              |  |  | 0<br>IMP TYPE                                    |                         |  |  |                           |  |   |   |   |  |                         |                             | BMF 38*26*38*26                       |                       |
| OUALITY  |  | AVERAGE  |                                     |  |  | 288  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
| TOTAL UNITS  | SHAPE FAC                              |  | ADJ UNITS                           | BASE RATE  | ADJ BASE   | ACT YR BLT                                       | EFF YR BLT              | 1  |  |                           |  |   |   | - 1   |  |                         |                             |                                       |                       |
| 0  |  |  |                                     | 0  | 0  | 1979   | 1979                    | 1  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
| AREA DESC  | PCT RATE                               | ADJ  | SF RT                               | ARE  | A RATE   | SQ FT  | REPL COST               |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         | 7  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         |  |  |                           | _  |   |   |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|  | 1                                      |  |                                     |  |  |  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         |  |  |                           |  |   | _                                       |   |  |                         |                             |                                       |                       |
|  |  |  |                                     |  |  |  |                         |  |  |                           |  |   | _                                       |   |  |                         |                             |                                       |                       |
| DOWN NIV ADELG   |  |  | mom page apr                        |  |  | v- amon  |                         |  |  |                           |  |   |   |   |  |                         |                             |                                       |                       |
| TOTAL AUX AREAS:   | DEP                                    | RECIATION  | TOT BASE ARE                        | EA   |  | No STOR  | 1<br>L COST             |  |  |                           |  |   | GENERA                                  | L PARCEL DATA   |  |                         |                             |                                       |                       |
| TOTAL AUX AREAS:   | DEP<br>NORM                            | RECIATION<br>OTHR  | FUNC                                | ECON   | 0 % COND   |  |                         |  | LND APP  | BY                        | SSD                                      | WARD  | GENERA<br>EDD                           | L PARCEL DATA   | OTR  | MORT                    | МН                          | мн мо                                 | AREA CODE             |
| AGE  | NORM                                   | OTHR 0   | FUNC 0                              | ECON 0   | % COND   | NEW NEW  | DEPR                    |  |  |                           |  | 12  | EDD                                     | PLAN  | OTR  |                         |                             |                                       |                       |
| AGE<br>XFSB DESC   |  | OTHR 0 SIZE  | FUNC                                | ECON 0   |  | NEW NEW  | COST                    | DEPR VAL                                       |  |                           |  |   |   | PLAN<br>ROAD TYPE   |  |                         | MH<br>D TRACT               | N-S COORD                             | E-W COORD             |
| AGE  XFSB DESC  OTHER FIXTURES   | NORM                                   | OTHR OSIZE 6 UT  | FUNC 0                              | ECON 0   | % COND   | NEW NEW  | DEPR                    | DEPR VAL                                       | PARCEL STAT  | DIST TREND                | TOPO                                     | 12<br>TYPE OWNER  | EDD<br>ROAD NO                          | PLAN  | OTR<br>CONST CODE                                    | SUB                     |                             | N-S COORD<br>-87.30                   |                       |
| AGE<br>XFSB DESC   | NORM                                   | OTHR 0 SIZE  | FUNC 0                              | ECON 0   | % COND   | NEW NEW  | DEPR                    | DEPR VAL                                       | PARCEL STAT  |                           |  | 12  | EDD                                     | PLAN<br>ROAD TYPE   | OTR  | SUB                     |                             | N-S COORD                             | E-W COORD             |
| AGE  XFSB DESC  OTHER FIXTURES SLAB  | NORM  QUAL                             | OTHR  OSIZE  6 UT 34X37  | FUNC 0                              | ECON 0   | % COND<br>EF YR BUILT<br>1979  | NEW NEW  | DEPR                    | DEPR VAL                                       | PARCEL STAT  | DIST TREND                | TOPO 1 BLOCK                             | 12<br>TYPE OWNER  | EDD<br>ROAD NO                          | PLAN<br>ROAD TYPE   | OTR<br>CONST CODE                                    | SUB                     |                             | N-S COORD<br>-87.30                   | E-W COORD             |
| AGE  XFSB DESC  OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB  | QUAL A A A A                           | OTHR  0 SIZE 6 UT 34X37 4X4 12X135 1112                                      | FUNC 0                              | ECON 0   | \$ COND<br>EF YR BUILT<br>1979<br>1979<br>1979<br>2004                   | NEW NEW  | DEPR                    | DEPR VAL   0   0   0   0   0   0   0   0   0   | PARCEL STAT  | DIST TREND                | TOPO 1 BLOCK                             | 12<br>TYPE OWNER  | EDD ROAD NO AREA                        | PLAN<br>ROAD TYPE   | OTR<br>CONST CODE                                    | SUB                     |                             | N-S COORD<br>-87.30                   | E-W COORD             |
| XFSB DESC OTHER FIXTURES SLAB STOOP DRIVEWAY   | QUAL A A A                             | OTHR  0 SIZE  6 UT 34X37 4X4 12X135  | FUNC 0                              | ECON 0   | \$ COND<br>EF YR BUILT<br>1979<br>1979<br>1979                           | NEW NEW  | DEPR                    | DEPR VAL  0 0 0 0 0 0 0 0 0 0 0                | PARCEL STAT  | DIST TREND                | TOPO 1 BLOCK                             | 12<br>TYPE OWNER  | EDD ROAD NO AREA                        | PLAN ROAD TYPE 6  AL CARD DATA SEW                            | OTR<br>CONST CODE                                    | SUB                     | D TRACT                     | N-S COORD<br>-87.30                   | E-W COORD             |
| AGE  XFSB DESC  OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB  | QUAL A A A A                           | OTHR  0 SIZE 6 UT 34X37 4X4 12X135 1112                                      | FUNC 0                              | ECON 0   | \$ COND<br>EF YR BUILT<br>1979<br>1979<br>1979<br>2004                   | NEW NEW  | DEPR                    | DEPR VAL 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | CENSU 101902 BLDG APP                                      | DIST TREND                | TOPO  1  BLOCK  1  SOURCE                | TYPE OWNER  BLK FACE  DWL UNITS                           | ROAD NO  AREA  GENER  WAT               | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3                      | CONST CODE  CON DI  ELEC                             | SUB SUB GAS             | D TRACT  ZONING  R-1        | N-S COORD<br>-87.30<br>OPTIONAL       | E-W COORD<br>36.54    |
| AGE  XPSB DESC  OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB WOOD DECK  | QUAL A A A A                           | OTHR  0 SIZE 6 UT 34X37 4X4 12X135 1112                                      | FUNC  O  UNIT PRICE                 | ECON   0   UNITS   6   1   1   1   1   1   1                   | 8 COND  EF YR BUILT  1979 1979 1979 2004 2004                            | REPI<br>NEW                                      | DEPR PERCHT COND        | 0<br>0<br>0<br>0<br>0<br>0                     | CENSU 101902 BLDG APP                                      | DIST TREND                | TOPO  1  BLOCK  1  SOURCE  FHA NO        | TYPE OWNER  BLK FACE  DWL UNITS                           | EDD  ROAD NO  AREA  GENER               | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  REN7                | OTR CONST CODE CON DI                                | SUB SUB GAS             | D TRACT                     | N-S COORD<br>-87.30<br>OPTIONAL       | E-W COORD<br>36.54    |
| AGE  XFSB DESC  OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB WOOD DECK  | QUAL A A A A A                         | OTHR   OTHR   O   SIZE   6 UT   34X37   4X4   12X135   1112   86             | FUNC 0 UNIT PRICE                   | ECON   0   | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC  AL AMT                     | SUB GAS 1 REN           | ZONING R-1 T SCHED          | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DE:  | QUAL A A A A A                         | OTHR   | FUNC  0  UNIT PRICE                 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | 8 COND  EF YR BUILT  1979 1979 1979 2004 2004                            | REPI<br>NEW                                      | DEPR PERCHT COND        | 0<br>0<br>0<br>0<br>0<br>0                     | CENSU 101902 BLDG APP                                      | DIST TREND                | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS                           | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC                             | GAS 1 REN               | ZONING R-1 T SCHED          | N-S COORD<br>-87.30<br>OPTIONAL       | E-W COORD<br>36.54    |
| AGE  XFSB DESC  OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB WOOD DECK  | QUAL A A A A A                         | OTHR   OTHR   O   SIZE   6 UT   34X37   4X4   12X135   1112   86             | FUNC 0 UNIT PRICE                   | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC  AL AMT                     | SUB GAS 1 REN           | ZONING R-1 T SCHED          | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DE:  | QUAL A A A A A                         | OTHR   | FUNC  0  UNIT PRICE                 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC  AL AMT                     | GAS 1 REN               | ZONING R-1 T SCHED          | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DE:  | QUAL A A A A A                         | OTHR   | FUNC  0  UNIT PRICE                 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC  AL AMT                     | GAS 1 REN               | ZONING R-1 T SCHED          | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DE:  | QUAL A A A A A                         | OTHR   | FUNC  0  UNIT PRICE                 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0          | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  ELEC  AL AMT                     | GAS 1 REN               | ZONING R-1 T SCHED          | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DES 01/RESIDENTIAL   | QUAL A A A A A                         | OTHR  0  SIZE 6 UT 34X37 4X4 12X135 1112 86  DESC CODE                       | FUNC  O  UNIT PRICE  DI  445.35X183 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | 8 COND  EP YR BUILT  1979 1979 2004 2004  SOIL                           | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | 12 TYPE OWNER  BLK FACE  DWL UNITS 1 RENT UNIT LAND PRICE | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  RENT  0  LAND UNITS | CONST CODE  CON DI  CON DI  ELEC  AL AMT  MARKET LAN | GAS 1 REN D VALUE 60000 | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DE:  | QUAL A A A A A                         | OTHR   | FUNC  0  UNIT PRICE                 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | EF YR BUILT 1979 1979 1979 2004  | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0 0 0 0 0 0                                    | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | TYPE OWNER  BLK FACE  DWL UNITS  RENT                     | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE 6  AL CARD DATA SEW 3 RENT                    | CONST CODE  CON DI  CON DI  ELEC  AL AMT  MARKET LAN | GAS 1 REN               | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DES 01/RESIDENTIAL   | QUAL A A A A A                         | OTHR  0  SIZE 6 UT 34X37 4X4 12X135 1112 86  DESC CODE                       | FUNC  O  UNIT PRICE  DI  445.35X183 | ECON 0 UNITS 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1             | \$ COND  EF YR BUILT  1979 1979 2004 2004  SOIL                          | REPI<br>NEW<br>ANN DEPR<br>TOTAL XFSB V          | L COST DEPR PERCNT COND | 0<br>0<br>0<br>0<br>0<br>0<br>0                | CENSU 101902 BLDG APP                                      | DIST TREND S TRACT APP BY | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | 12 TYPE OWNER  BLK FACE  DWL UNITS 1 RENT UNIT LAND PRICE | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  RENT  0  LAND UNITS | CONST CODE  CON DI  ELEC  1 PAL AMT  MARKET LAN      | GAS 1 REN D VALUE 60000 | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVEWAY SLAB WOOD DECK  XFSB APPR DATE LAND DES 01/RESIDENTIAL   | NORM  QUAL  A A A A S C S C            | RECLATION  OTHR  0  SIZE  6 UT  34X37  4X34  12X135  1112  86  DESC CODE  16 | FUNC 0 UNIT PRICE  DI 445.35X183.   | ### BECON    0   UNITS   6   1   1   1   1   1   1   1   1   1 | 8 COND  EP YR BUILT  1979 1979 2004 2004  SOIL  4. MARKET DATA           | REPI<br>NEW  ANN DEPR  TOTAL XPSB V  UM          | DEPR DEPR PERCNT COND   | 0<br>0<br>0<br>0<br>0<br>0<br>0                | PARCEL STAI<br>CENSU<br>101902<br>BLDG APP<br>PERI<br>SIZE | APP BY  APP TAC           | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | 12 TYPE OWNER  BLK FACE  DWL UNITS 1 RENT UNIT LAND PRICE | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  RENT  0  LAND UNITS | CONST CODE  CON DI  ELEC  1 PAL AMT  MARKET LAN      | GAS 1 REN D VALUE 60000 | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSD DESC OTHER FIXTURES SLAB STOOLWAY DRIVEWAY SLAB WOOD DECK  XFSB APPR DATE LAND DEC 01/RESIDENTIAL  LAND USE CODES DATE 2016-05-21 2011-06-01 | NORM  QUAL  A A A A A SC  PRICE 195000 | OTHE   OTHE  | FUNC 0 UNIT PRICE  DI 445.35x183.   | ### BECON    0   UNITS   6   1   1   1   1   1   1   1   1   1 | \$ COND  EF YR BUILT  1979 1979 2004 2004  SOIL  4.  MARKET DATA INS ACC | REPI NEW  ANN DEPR  TOTAL XFSB V  UM  Q  Q  Q  D | DEPR DEPR PERCNT COND   | 0<br>0<br>0<br>0<br>0<br>0<br>0                | PARCEL STAI<br>CENSU<br>101902<br>BLDG APP<br>PERI<br>SIZE | APP BY  APP TAC           | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | 12 TYPE OWNER  BLK FACE  DWL UNITS 1 RENT UNIT LAND PRICE | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  RENT  0  LAND UNITS | CONST CODE  CON DI  ELEC  1 PAL AMT  MARKET LAN      | GAS 1 REN D VALUE 60000 | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |
| AGE  XFSB DESC OTHER FIXTURES SLAB STOOP DRIVENAY SLAB WOOD DECK  XFSB APPR DATE LAND DEC 01/RESIDENTIAL   | NORM QUAL A A A A A A PRICE            | RECLATION  | FUNC 0 UNIT PRICE  DI 445.35X183.   | ### BECON    0   UNITS   6   1   1   1   1   1   1   1   1   1 | \$ COND  EF YR BUILT  1979 1979 2004 2004  SOIL  4.  MARKET DATA INS     | REPI NEW  ANN DEPR  TOTAL XFSS V  UM             | DEPR DEPR PERCNT COND   | 0<br>0<br>0<br>0<br>0<br>0<br>0                | PARCEL STAI<br>CENSU<br>101902<br>BLDG APP<br>PERI<br>SIZE | APP BY  APP TAC           | TOPO  1 BLOCK 1 SOURCE FHA NO 0 COND FAC | 12 TYPE OWNER  BLK FACE  DWL UNITS 1 RENT UNIT LAND PRICE | ROAD NO  AREA  GENER  WAT  1  AL SOURCE | PLAN  ROAD TYPE  6  AL CARD DATA  SEW  3  RENT  0  LAND UNITS | CONST CODE  CON DI  ELEC  1 PAL AMT  MARKET LAN      | GAS 1 REN D VALUE 60000 | ZONING R-1 T SCHED COND FAC | N-S COORD -87.30 OPTIONAL             | E-W COORD 36.54  COND |



### **Subdivision Plat**







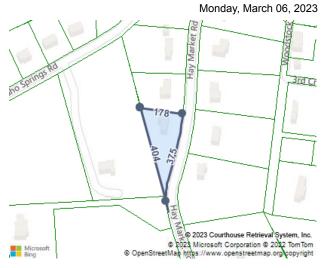
13

## **Tax Information**





| LOCATION             |   |
|----------------------|---|
| Property Address     | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |
| Subdivision          | Wingate West                                    |
| County               | Montgomery County, TN                           |
| PROPERTY SUMMAR      | RY  |
| Property Type        | Residential                                     |
| Land Use             | Residential                                     |
| Improvement Type     | Single Family Ranch                             |
| Square Feet          | 2928  |
| GENERAL PARCEL IN    | IFORMATION                                      |
| Parcel ID/Tax ID     | 056K C 00800 000                                |
| Special Int          | 000   |
| Alternate Parcel ID  |   |
| Land Map             | 056K  |
| District/Ward        | 12  |
| 2020 Census Trct/Blk | 1019.02/1                                       |
| Assessor Roll Year   | 2020  |



### **CURRENT OWNER**

| Name            | Herrera George C Herrera Mavis M                |
|-----------------|---|
| Mailing Address | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |

### SCHOOL ZONE INFORMATION

| Rossview Elementary School | 2.8 mi   |
|----------------------------|----------|
| Elementary: Pre K to 5     | Distance |
| Rossview Middle School     | 3.0 mi   |
| Middle: 6 to 8             | Distance |
| Rossview High School       | 3.1 mi   |
| High: 9 to 12              | Distance |

### SALES HISTORY THROUGH 02/24/2023

| Date       | Amount    | Buyer/Owners                  | Seller          | Instrument         | No. Parcels | Book/Page<br>Or<br>Document# |
|------------|-----------|-------------------------------|-----------------|--------------------|-------------|------------------------------|
| 5/21/2016  | \$195,000 | Herrera George C              | Nevarez Loida   | Qualified/Accepted |             | V1679/2257                   |
| 6/1/2011   |           | Nevarez David A Etux Loida    | Nevarez David A |                    |             | V1387/1247                   |
| 5/12/2004  | \$139,900 | Nevarez David A Etux Jane K   |                 | Qualified/Accepted |             | V968/1596                    |
| 10/21/1998 | \$134,900 | McMickle Jesse Etux Jane K    |                 | Qualified/Accepted |             | V680/94                      |
| 8/6/1996   | \$135,000 | Powers Timothy J Etux Jane K  |                 | Qualified/Accepted |             | V600/933                     |
| 7/2/1985   |           | Williams Arthur E Etux Kaye B |                 |                    |             | V359/2057                    |

#### TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   | Jurisdiction        | Rate |
|------------------------|-----------|-----------------------|----------|---------------------|------|
| Appraisal Year         | 2022      | Assessment Year       | 2022     | City Of Clarksville | 1.23 |
| Appraised Land         | \$60,000  | Assessed Land         | \$15,000 | Montgomery County   | 2.99 |
| Appraised Improvements | \$166,200 | Assessed Improvements | \$41,550 |                     |      |
| Total Tax Appraisal    | \$226,200 | Total Assessment      | \$56,550 |                     |      |
|                        |           | Exempt Amount         |          |                     |      |

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| LOCATION             |   |
|----------------------|---|
| Property Address     | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |
| Subdivision          | Wingate West                                    |
| County               | Montgomery County, TN                           |
| PROPERTY SUMMAR      | Υ   |
| Property Type        | Residential                                     |
| Land Use             | Residential                                     |
| Improvement Type     | Single Family Ranch                             |
| Square Feet          | 2928  |
| GENERAL PARCEL IN    | FORMATION                                       |
| Parcel ID/Tax ID     | 056K C 00800 000                                |
| Special Int          | 000   |
| Alternate Parcel ID  |   |
| Land Map             | 056K  |
| District/Ward        | 12  |
| 2020 Census Trct/Blk | 1019.02/1                                       |
| Assessor Roll Year   | 2020  |



### **CURRENT OWNER**

| Name            | Herrera George C Herrera Mavis M                |
|-----------------|---|
| Mailing Address | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |

### SCHOOL ZONE INFORMATION

| CONTROL ZONE IN CHAMPATION |          |
|----------------------------|----------|
| Rossview Elementary School | 2.8 mi   |
| Elementary: Pre K to 5     | Distance |
| Rossview Middle School     | 3.0 mi   |
| Middle: 6 to 8             | Distance |
| Rossview High School       | 3.1 mi   |
| High: 9 to 12              | Distance |
|                            |          |

### SALES HISTORY THROUGH 02/24/2023

| 0, 1220 10 |           | 01102/2 1/2020                |                 |                    |             |                              |
|------------|-----------|-------------------------------|-----------------|--------------------|-------------|------------------------------|
| Date       | Amount    | Buyer/Owners                  | Seller          | Instrument         | No. Parcels | Book/Page<br>Or<br>Document# |
| 5/21/2016  | \$195,000 | Herrera George C              | Nevarez Loida   | Qualified/Accepted |             | V1679/2257                   |
| 6/1/2011   |           | Nevarez David A Etux Loida    | Nevarez David A |                    |             | V1387/1247                   |
| 5/12/2004  | \$139,900 | Nevarez David A Etux Jane K   |                 | Qualified/Accepted |             | V968/1596                    |
| 10/21/1998 | \$134,900 | McMickle Jesse Etux Jane K    |                 | Qualified/Accepted |             | V680/94                      |
| 8/6/1996   | \$135,000 | Powers Timothy J Etux Jane K  |                 | Qualified/Accepted |             | V600/933                     |
| 7/2/1985   |           | Williams Arthur E Etux Kaye B |                 |                    |             | V359/2057                    |

#### TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   | Jurisdiction        | Rate |
|------------------------|-----------|-----------------------|----------|---------------------|------|
| Appraisal Year         | 2022      | Assessment Year       | 2022     | City Of Clarksville | 1.23 |
| Appraised Land         | \$60,000  | Assessed Land         | \$15,000 | Montgomery County   | 2.99 |
| Appraised Improvements | \$166,200 | Assessed Improvements | \$41,550 |                     |      |
| Total Tax Appraisal    | \$226,200 | Total Assessment      | \$56,550 |                     |      |
|                        |           | Exempt Amount         |          |                     |      |

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| LOCATION             |   |
|----------------------|---|
| Property Address     | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |
| Subdivision          | Wingate West                                    |
| County               | Montgomery County, TN                           |
| PROPERTY SUMMARY     | (   |
| Property Type        | Residential                                     |
| Land Use             | Residential                                     |
| Improvement Type     | Single Family Ranch                             |
| Square Feet          | 2928  |
| GENERAL PARCEL IN    | FORMATION                                       |
| Parcel ID/Tax ID     | 056K C 00800 000                                |
| Special Int          | 000   |
| Alternate Parcel ID  |   |
| Land Map             | 056K  |
| District/Ward        | 12  |
| 2020 Census Trct/Blk | 1019.02/1                                       |
| Assessor Roll Year   | 2020  |



### **CURRENT OWNER**

| Name            | Herrera George C Herrera Mavis M                |
|-----------------|---|
| Mailing Address | 530 Hay Market Rd<br>Clarksville, TN 37043-5719 |

### SCHOOL ZONE INFORMATION

| 00002 202 0                |          |
|----------------------------|----------|
| Rossview Elementary School | 2.8 mi   |
| Elementary: Pre K to 5     | Distance |
| Rossview Middle School     | 3.0 mi   |
| Middle: 6 to 8             | Distance |
| Rossview High School       | 3.1 mi   |
| High: 9 to 12              | Distance |

### SALES HISTORY THROUGH 02/24/2023

| 0, 1220 10 |           | 01102/2 1/2020                |                 |                    |             |                              |
|------------|-----------|-------------------------------|-----------------|--------------------|-------------|------------------------------|
| Date       | Amount    | Buyer/Owners                  | Seller          | Instrument         | No. Parcels | Book/Page<br>Or<br>Document# |
| 5/21/2016  | \$195,000 | Herrera George C              | Nevarez Loida   | Qualified/Accepted |             | V1679/2257                   |
| 6/1/2011   |           | Nevarez David A Etux Loida    | Nevarez David A |                    |             | V1387/1247                   |
| 5/12/2004  | \$139,900 | Nevarez David A Etux Jane K   |                 | Qualified/Accepted |             | V968/1596                    |
| 10/21/1998 | \$134,900 | McMickle Jesse Etux Jane K    |                 | Qualified/Accepted |             | V680/94                      |
| 8/6/1996   | \$135,000 | Powers Timothy J Etux Jane K  |                 | Qualified/Accepted |             | V600/933                     |
| 7/2/1985   |           | Williams Arthur E Etux Kaye B |                 |                    |             | V359/2057                    |

#### TAX ASSESSMENT

| Appraisal              | Amount    | Assessment            | Amount   | Jurisdiction        | Rate |
|------------------------|-----------|-----------------------|----------|---------------------|------|
| Appraisal Year         | 2022      | Assessment Year       | 2022     | City Of Clarksville | 1.23 |
| Appraised Land         | \$60,000  | Assessed Land         | \$15,000 | Montgomery County   | 2.99 |
| Appraised Improvements | \$166,200 | Assessed Improvements | \$41,550 |                     |      |
| Total Tax Appraisal    | \$226,200 | Total Assessment      | \$56,550 |                     |      |
|                        |           | Exempt Amount         |          |                     |      |

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# Tax Map



Map for Parcel Address: 530 Hay Market Rd Clarksville, TN 37043-5719 Parcel ID: 056K C 00800 000





# Wingate West Subdivision Restrictions



WINGATE WEST"

SECTION "A"

### RESTRICTIONS

THIS DEED OF DEDICATION AND RESTRICTIONS, executed this 28 of 1977 at Clarksville, in the County of Montgomery and State of Tennessee, by MOODY L. BARRENTINE and GLEN A. GOAD, Owners, witnesseth:

That the parties hereto are the Owners of certain property in District Six and District Twelve of Montgomery County, Tennessee and have subdivided it into lots according to a plat recorded in the Register's Office for Montgomery County, Tennessee in Plat Book Page Plat designating said subdivision as "Wingate West," to which plat reference is expressly made; That it is the intention and desire of the Parties to dedicate the streets or drives shown on the plat of "Wingate West" to Montgomery County, Tennessee, to be used as such streets or drives, and also to place certain restrictions on the numbered lots shown on such plat:

That for and in consideration of the sum of One Dollar, cash paid in hand, the receipt of which is acknowledged, and for the purpose of carrying out the desires of the Parties, and for the mutual benefit hereto do hereby dedicate to Montgomery County, a political subdivision of the State of Tennessee, for streets, road and highway purposes, the streets, or drives shown on said plat of "Wingate West" Subdivision upon their completion and,

That the Parties hereto hereby place the following reservations, restrictions, conditions, and limitations on the lots shown on the plat of "Wingate West" Subdivision, as the same is recorded in Plat Book 10 Page 11 Plat 91 of the Register's Office of Montgomery County, Tennessee, to - wit:

- (1) The Restrictions herein imposed shall be covenants running with the land, binding on the Grantors, the Parties hereto, their heirs and assigns, for a period of (30) thirty years from the date of this instrument.
- (2) All lots shall be used for one-family residential purposes only, and no lots shall be used for any commercial, industrial, or institutional purposes. No structure shall be erected upon or moved onto any lot in the nature of a commercial or business house, apartment houses, duplex apartment or institution.
- (3) Not more than one residence shall be maintained on any one lot at any time, nor shall any dwelling be erected or placed on any lot having a width of less than 125 feet at the minimum building set-back line nor shall any dwelling be erected or placed on any lot having an area of less than 25,000 square feet. The lots, or any of them shown on the plat of "Wingate West" Subdivision may not be subdivided, or resubdivided or changed so as to produce more building lots than shown on the recorded plat of said subdivision.
- (4) No barn, trailer, garage, tent, basement, or temporary structures shall be erected on any lot for use as residential purposes, either temporary or permanent, and no residence of temporary character shall be permitted. No structure shall be built or moved onto any lot unless it shall conform to and be in harmony with existing structures in said subdivision.



- (5) All buildings shall be erected within the limits of the building front and side setback lines as shown on the recorded plat of "Wingate West" Subdivision. To determine compliance with respect thereto, the measurements shall be taken from the lot line to the wall of the building, exclusive of porches, terraces, steps, and approaches, bay windows, or similar projections. No building shall be remodeled or reconstructed so as to extend nearer the side line of any lots than the minimum setback distance as herein required, nor shall any sideline of any lot be moved so that it lies nearer to any building than such minimum setback distance. In the event the minimum side lot line setback is not shown on the plat, no building shall be erected within--15 feet of such side lot line.
- (6) No residence shall be erected on the lots as shown on said plat which shall not have at least sixteen hundred square feet (1,600') of floor space devoted to the living area on a one-floor plan, with a two-car garage or carport attached thereto: At least eighteen hundred square feet of floor space devoted to the living area where the garage to said home is located in the basement thereof: At least eighteen hundred square feet of floor space devoted to the living area on all two-story or splitlevel designed homes with garage or carport attached. All porches, stoops, breezeways, garages, and similar structures shall be in addition to said minimum areas.
- (7) All buildings erected on any building lot on said recorded plat shall have at least fifty (50) percent of the exterior wall area constructed of brick veneer or stone veneer; shall have masonry or concrete foundation, and no exposed block, concrete or plastered foundation shall be exposed to the exterior above grade level. Exterior wall area of buildings may be constructed of acceptable, materials other than brick veneer or stone veneer ONLY when approved in writing by "Wingate West". Wood, metal, manufactured rock, or other types of permanent materials designed and styled in good taste will be given full consideration.
- (8) No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nusiance to the neighborhood.
- (9) No swine, cattle, or poultry shall be maintained on any lot in this subdivison.
- (10) No sewage shall be allowed to flow on to the surface of the ground, but shall be disposed of through septic tanks or sewers built in accordance with the regulations of the authority of the governmental agency in which said lot is located.
- (11) No signs of any advertising nature shall be permitted on any lot or building. However, signs may be erected by the Parties hereto, or their agents and maintained during the development and sale of said subdivision; provided, further, lots offered for sale by individual owners, claiming through the Parties hereto, may be advertised by the erection of one small sign per lot placed thereon by said lot owner or his agent.
- (12) Any residence erected on any lot in this subdivision must have a two-car garage or carport, attached thereto; except those residences which have garage facilities in the basement. All doors to garages or carports attached or in basement shall open to the side or to the rear of the residence.





- (5) All buildings shall be erected within the limits of the building front and side setback lines as shown on the recorded plat of 'Wingate West" Subdivision. To determine compliance with respect thereto, the measurements shall be taken from the lot line to the wall of the building, exclusive of porches, terraces, steps, and approaches, bay windows, or similar projections. No building shall be remodeled or reconstructed so as to extend nearer the side line of any lots than the minimum setback distance as herein required, nor shall any sideline of any lot be moved so that it lies nearer to any building than such minimum setback distance. In the event the minimum side lot line setback is not shown on the plat, no building shall be erected within -- 15 feet of such side lot line.
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- (12) Any residence erected on any lot in this subdivision must have a two-car garage or carport, attached thereto; except those residences which have garage facilities in the basement. All doors to garages or carports attached or in basement shall open to the side or to the rear of the residence.





### Wingate West Subdivision Restrictions



- (13) It shall be obligatory upon all owners of lots in this subdivison to consult with a member or proper representatives of the Montgomery County Highway Commission before any driveways, culvert, other structures or grading are placed or constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the said Montgomery County Highway Commission in order that the roads or streets which would be effected by such placement or construction may not be disqualified for acceptance by Montgomery County into its public road system.
- (14) Drainage easements as shown on the recorded plat shall be for the purpose of constructing, maintaining, opening or widening storm drains, sewerage lines and open ditches. A perpetual easement is reserved on each lot as shown on the recorded plat for the construction and maintenance of utilities, such as electricity, gas, and water. No structure of any kind shall be erected or maintained upon or over said easements, except such as are constructed for public utility purposes.
- (15) The purchasers of all lots in said subdivision shall be obligated to maintain said lots, until the same are improved by buildings erected thereon, in a safe condition for the public and not to permit an accumulation of growth or waste matter upon such lots to the extent of a nuisance, to which end the purchaser of any of said lots agrees to keep grasses, weeds, and undergrowth cut from said property until such time as a building may be erected thereon. In the event such duty is not performed by any purchaser of a lot, OWNERS shall have the right to enter and clear the premises of growths and accumulations of waste in order to meet the requirements of said obligation, and will make a charge for this service.
- ,(16) If any of the provisions of this instrument are at any time declared void or inoperative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall not be otherwise effected thereby.
- (17) Any of the restrictions imposed in this instrument may at any time or times be amended by recorded instrument in writing signed by and acknowledged by OWNERS or their assigns. Additional restrictions must be placed on said property in same manner.
- (18) If any of the parties hereto, their successors, or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any person or persons owning any lot or lots in this subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions for the purpose of preventing him from so doing or to recover damages for any such violation.
- (19) All plans for building purposes must first be submitted to OWNERS and must be approved by said OWNERS before construction of any building begins. Approval of same shall be made when plans are in accord with overall development plan of OWNERS.

IN WITNESS WHEREOF, the Parties hereto have executed this deed of dedication and restrictions as of the date written first herein.

Moody L. Barrentine



IN WITNESS WHEREOF, the parties hereto have executed this instrument at Clarksville, Montgomery County, Tennessee, on this 28 Sept 19 7?

STATE OF TENNESSEE

MONTGOMERY COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

GLEN A. GOAD and MOODY L. BARRENTINE, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

This 28 Sept 19 77 My commission expires 12 flux 1879

### **Zoomed in View from Plat**



