

LOCATION

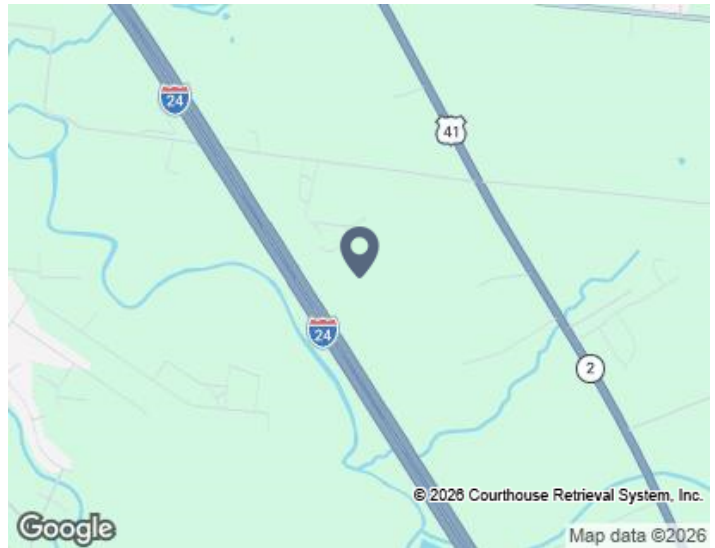
Property Address	7052 W Gum Rd Murfreesboro, TN 37127-7824
Subdivision	
County	Rutherford County, TN

PROPERTY SUMMARY

Property Type	Farm
Land Use	Farm
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	150 020.00
Alternate Parcel ID	150 02000 00025150
Account Number	R0082224
District/Ward	Rutherford
2020 Census Trct/Blk	406/3
Assessor Roll Year	2025



CURRENT OWNER

Name	Ayoku Properties LLC
Mailing Address	220 Wynn Dr NW Huntsville, AL 35893-0001

SCHOOL ZONE INFORMATION

Buchanan Elementary School	1.2 mi
Elementary: K to 5	Distance
Whitworth Buchanan Middle School	2.0 mi
Middle: 6 to 8	Distance
Riverdale High School	6.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/11/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/28/2024	\$3,000,000	Ayoku Properties LLC	Nafasi Fund	Warranty Deed	6	2425/2256
11/7/2022	\$3,000,000	Nafasi Fund	Johnson Zachary Stephen & Jacquelyn Linell	Warranty Deed	6	2301/2010
11/4/2020	\$780,000	Johnson Zachary Stephen Etux Jacquelyn Linell	Brown Karen L Trustee	Warranty Deed	6	1993/2939
6/12/2015	\$5,000	Rosser Brian M Etux Kristi L	Brown Karen L Trustee	Warranty Deed	3	1382/2630
8/29/2007		Brown Karen L Trustee Karen L Brown Revocable Livi	Brown Karen L			779/1154
2/6/2004		Brown Karen L Etux Marilyn				356/1007
4/15/1997	\$93,000	Brown Karen L Etux Marilyn		Non Arm's Length Transfer	4	595/151
11/8/1985		Williams Samuel E Et Ux Manie J			3	353/611

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025		

Appraised Land	\$140,900	Assessed Land	\$35,225	Rutherford	1.8762
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$140,900	Total Assessment	\$35,225		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025		\$660.89	\$660.89
2024		\$660.89	\$660.89
2023		\$255.16	\$255.16
2022		\$219.80	\$219.80
2021		\$192.53	\$192.53
2019		\$2,865.80	\$2,865.80
2018		\$2,710.85	\$2,710.85
2017		\$2,790.55	\$2,790.55
2016		\$2,790.55	\$2,790.55
2014		\$2,589.28	\$2,589.28
2013		\$2,851.86	\$2,851.86

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/04/2020	\$563,066	Johnson Zachary Stephen Etux J	Apex Bank	1993/2943
09/25/2007	\$275,000	Brown Karen L Revocable Living Brown Karen L (Tr)	Wilson Bank & Trust	789/1999
10/12/2006	\$50,000	Brown Karen L	Pinnacle Bank	677/1556
05/25/2006	\$40,000	Musgrove Jeffrey W & Cynthia G	First Tennessee Bank	629/1639
03/02/2004	\$176,152	Brown Karen L	Wilson Bank & Trust	RB367/2288
08/25/1997	\$5,000	Douglas Alvin L	Criminal Court Clerk	B244/361
08/04/1997	\$152,500	Brwon Karen L	Farm Credit Services	B239/445
04/15/1997	\$63,000	Brown Karen L	Young Robert & Marilyn	B204/700

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utl Bld	200	2007	GOOD
H Barn	8640	1997	AVERAGE
Aptf/Grf	1056	2007	
Apron	1310	2007	AVERAGE
Imp Shed	672	1990	AVERAGE
Pool	390	2007	AVERAGE
Wd Deck	200	2001	AVERAGE
Porch-Slab Roof Ceil	270		
Porch-Slab Roof Ceil	270		

PROPERTY CHARACTERISTICS: LOT

Land Use	Farm	Lot Dimensions	
Block/Lot		Lot Square Feet	1,825,157
Latitude/Longitude	35.740726°/-86.331986°	Acreage	29.9

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Paved
Electric Source	Public	Topography	Level
Water Source	Individual	District Trend	Static
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	Rutherford
Description	Gb 357-141 2-11-04		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
AT&T	FIBER	No	1000 Mbps	
Xfinity	CABLE	No	2000 Mbps	
Verizon	_EMPTY	No	300 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47149C0402H	01/05/2007