



Matthew Beadle
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Thursday, September 10, 2026

LOCATION

Property Address	7131 Songbird Springs Ln TN
Subdivision	Songbird Springs
County	Williamson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	068 059.13 000
Special Int	000
Alternate Parcel ID	
Land Map	068
District/Ward	Unincorporated
2020 Census Trct/Blk	505.02/2
Assessor Roll Year	2026



CURRENT OWNER

Name	A1 Priority Homes LLC
Mailing Address	600 Lawn Way Miami Springs, FL 33166-3967

SCHOOL ZONE INFORMATION

Fairview Elementary School	3.4 mi
Elementary: Pre K to 5	Distance
Fairview Middle School	3.1 mi
Middle: 6 to 8	Distance
Fairview High School	3.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/25/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/17/2025	\$405,000	A1 Priority Homes LLC	Farahmandpour Forouzandeh & Farahmandpour Kamran	Warranty Deed		9685/128 25007967
12/4/2020	\$200,000	Farahmandpour Kamran & Farahmandpour Forouzandeh	Freedman Michael & Freedman Rebecca	Warranty Deed		8327/166 20070633
1/8/2007	\$260,000	Freedman Michael	London Land LLC	Multiple Parcels Sold	2	4154/261
1/7/2005		London Land LLC			12	3456/443

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025		
Appraised Land	\$761,400	Assessed Land	\$190,350	Williamson	1.3
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$761,400	Total Assessment	\$190,350		
		Exempt Amount			

	Exempt Reason
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TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2025		\$2,474.55	\$0	\$2,474.55
2024		\$924.02	\$0	\$924.02
2023		\$924.02	\$0	\$924.02
2022		\$924.02	\$0	\$924.02
2021		\$924.02	\$0	\$924.02
2020		\$535.58	\$0	\$535.58
2019		\$535.58	\$0	\$535.58
2018		\$518.69	\$0	\$518.69
2017		\$518.69	\$0	\$518.69
2016		\$518.69	\$0	\$518.69
2015		\$439.48	\$0	\$439.48
2014		\$439.48	\$0	\$439.48
2013		\$439.48	\$0	\$439.48

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/08/2007	\$221,000	Freedman Michael Freedman Rebecca	Farm Credit Services	4154/263 07001661

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/5	Lot Square Feet	289,237
Latitude/Longitude	35.928209°/-87.090507°	Acreage	6.64

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Rural Preservation - 5	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Songbird Springs	Plat Book/Page	77/38
Block/Lot	/5	District/Ward	Unincorporated
Description	Subd Songbird Springs Pb 77 Pg 38 Lot 0005		

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47187C0165F	09/29/2006