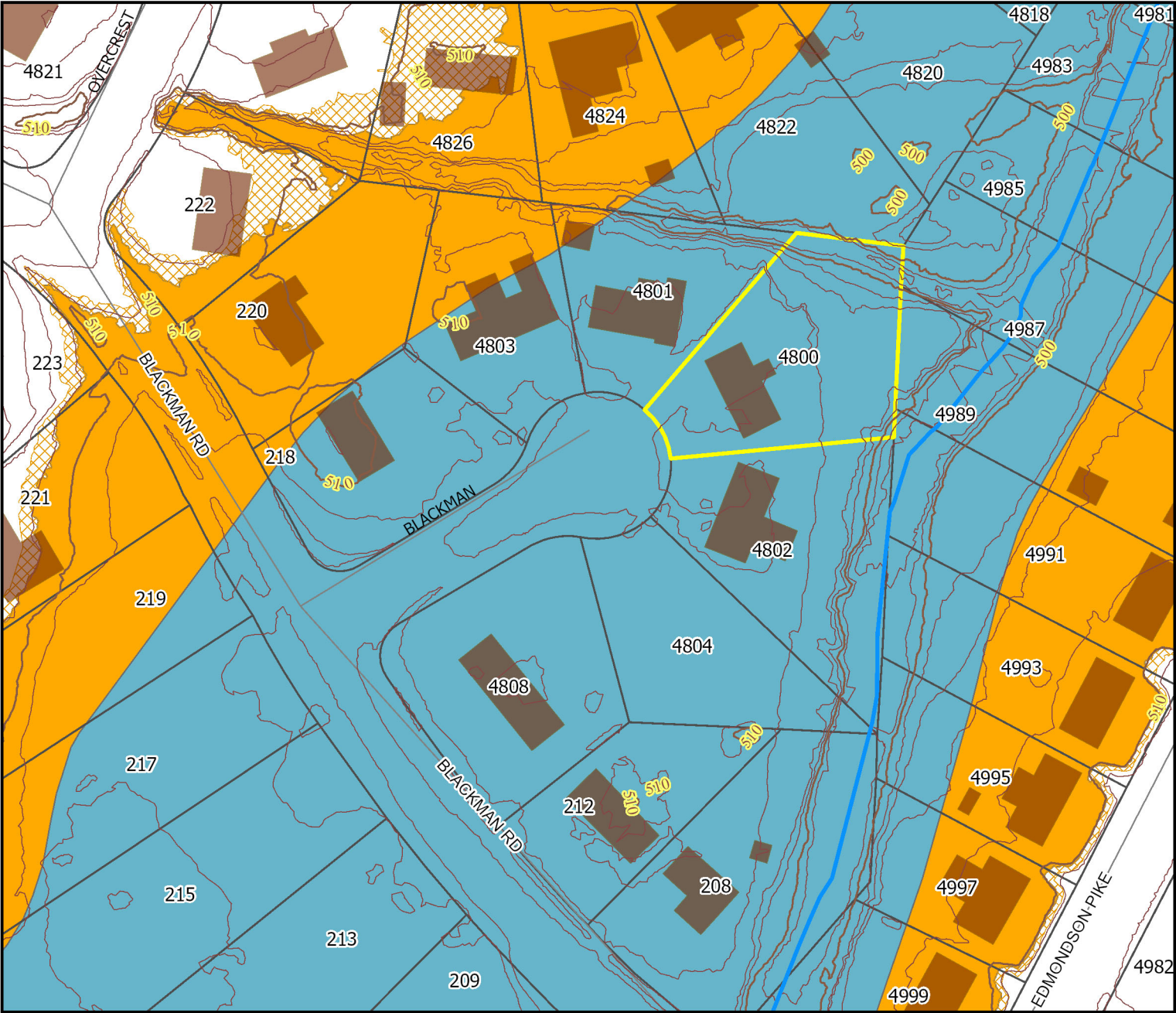


4800 BLACKMAN COURT



4800_BlackmanCt

Streams

Building Footprints

2022 Contour Elevation Lines (2 ft)

Feature Type

Index Contour	Index Contour
Intermediate Contour	Intermediate Contour
Parcels	
FLOODWAY	

100-Year Floodplain

500-Year Floodplain

500-Year Floodplain - Protected by Levee

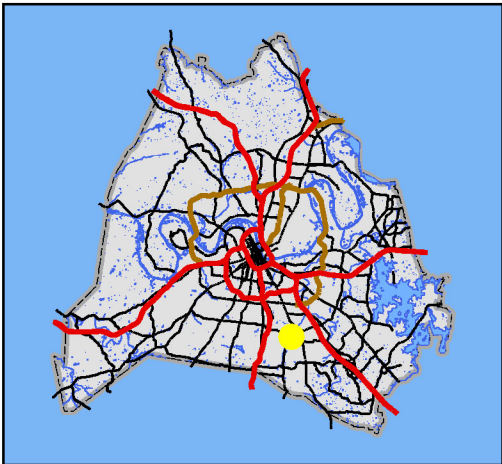
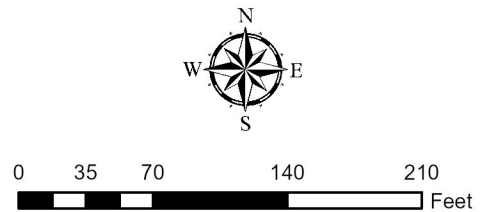
<all other values>

PARCEL NO: 14706012700

CROSS, MEGAN ASHLEY

LATITUDE: 36.073763

LONGITUDE: -86.733236



FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **4800 Blackman Court
Nashville, Tennessee**

Map No. **147 06 0**
Parcel Nos. **127.00**

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the mutual benefits that will accrue by reason of the hereinafter described acquisition, we/I hereby grant and give to the Metropolitan Government of Nashville and Davidson County, Tennessee ("Metropolitan Government"), its agents or assigns, the right and option to purchase at any time within **90** days from the date hereof or within a reasonable period of time thereafter necessary to obtain the required documents to conclude the closing, upon the terms set forth, the fee simple interest in the herein described property located in Metropolitan Nashville and Davidson County, Tennessee:

Being Parcel 127.00, Davidson County Tax Map 147-06-0, containing 0.43 acres, more or less, and as more particularly described in Exhibit A attached hereto.

And Grantor(s) hereby agree(s) upon notice of the desire of the Metropolitan Government to exercise said right or option, within the time set out above (the Notice), to convey to said Metropolitan Government, its agents or assigns, by good and sufficient warranty deed, the stated interest in the described tract of land. In the event the Metropolitan Government does not give notice of exercise of this option within the time set out above, this instrument is to become null and void.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien holders agreements, if applicable, unless waived by said lien holders. It is further agreed that when this option is executed, Grantor(s) shall give complete possession of above-described property by date of deed.


It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of Six Hundred Forty Thousand No Hundred and No/100ths Dollars (\$640,000.00) upon execution of the aforesaid deed to the Metropolitan Government. Grantor(s) will pay taxes for the current year (pro-rated) and all back taxes, if any, assessed on above-described property.

It is agreed that within ten (**10**) days from this agreement, the Metropolitan Government will be granted access to the property at all times for the purpose of performing a Survey, Phase I Environmental Site Assessment, and any and all inspections deemed necessary.

The purchase of this property is contingent upon the approval of the Metropolitan Council.

IN WITNESS WHEREOF, we/I hereunto set our/my hand(s) and obligate ourselves/myself and our/my heirs, executors and assigns to faithfully perform this agreement, in its entirety, on this, the 17th day of June 2025.

Grantor(s) Signature(s) Required:



For the Metropolitan Government:

**Abraham Westcott, Director
Public Property Administration**

EXHIBIT A

Legal Description

Being a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Section I (Revised), Caldwell Hall, of record in Plat Book 2900, pages 57 through 59 inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the northeasterly terminus of Blackman Court at the corner of lots no. 6 and 7; thence with the line between said lots, northeasterly 158.3 feet to the line of lot no. 15; thence with the line between lots no. 6 and 15, easterly 75 feet to a point; thence southerly 131.2 feet to a corner of lot no. 5; thence with the line between lots 15 and 6; southwesterly 153.7 feet to a terminus of Blackman Court; thence with the terminus of the same, northwesterly around a slight curve, 38.71 feet to the point of beginning.

Commonly known as: 4800 Blackman Court, Nashville, Tennessee 37211

Parcel Map Attached

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 147 06 0 127.00	Location: 4800 BLACKMAN CT NASHVILLE 37211
Current Owner: CROSS, MEGAN ASHLEY	Land Area: 0.43 ACRES
Mailing Address: 2143 BRENTWOOD AVE SIMI VALLEY CA 93063	Most Recent Sale Date: 11/21/2024
Jurisdiction: 1	Most Recent Sale Price: \$0
Neighborhood: 4026	Deed Reference: 20241202-0093414
	Tax District: USD

CURRENT PROPERTY APPRAISAL

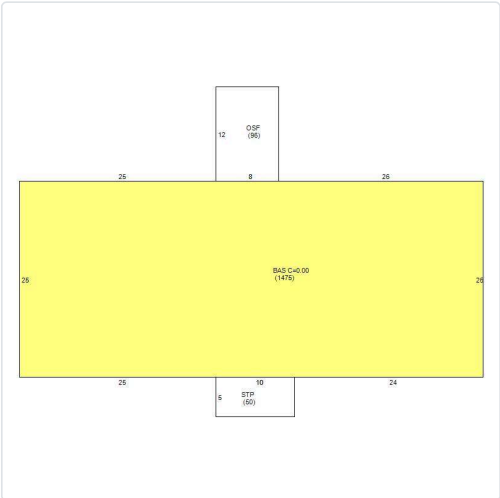
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$213,800	Assessment Land: \$53,450
Improvement Value: \$286,900	Assessment Improvement: \$71,725
Total Appraisal Value: \$500,700	Assessment Total: \$125,175

LEGAL DESCRIPTION

LOT 6 SEC 1 REV CALDWELL HALL

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: BRICK
Year Built: 1962	Beds: 3	Frame Type: RESD FRAME
Square Footage: 1,571	Baths:	Story Height: ONE STY
Number of Living Units: 1	Half Bath: 0	Foundation Type: CRAWL
Building Grade: C - C GRADE	Fixtures: 9	Roof Cover: 01 - ASPHALT
Building Condition: Average		



*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.