




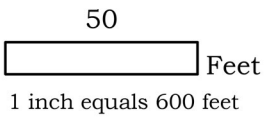


-  Streams and Rivers
-  Davidson County Properties
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain

1225 Ardee Avenue

Nashville, TN 37216
 Council District: 07
 Map/Parcel: 06116019500



FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **1225 Ardee Avenue
Nashville, Tennessee**

Map No. **061-16-0**
Parcel Nos. **195.00**

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 195.00, Davidson County Tax Map 061-16-0, containing 0.17 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 Three Hundred Thirty-Two Thousand Two Hundred and No/100ths Dollars (\$332,200.00) 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 10th day of July 2024.

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. 38 of Block C on the Plan of Sunnymeade Estates Subdivision, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to David L. Malone by deed from Jerry L. Hall, of record in Book 6922, Page 167, Register's Office for said County. David L. Malone having since died intestate leaving Matthew Travis Malone as his only heir-at-law.

This is improved property, known as 1225 Ardee Avenue, Nashville, TN 37216.

Parcel Map Attached

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 061 16 0 195.00

Current Owner: ODOM, ROY P. & RITA M.

Mailing Address: 1225 ARDEE AVE NASHVILLE TN 37216

Jurisdiction: 6

Neighborhood: 7328

Location: 1225 ARDEE AVE NASHVILLE 37216

Land Area: 0.35 ACRES

Most Recent Sale Date: 6/16/1998

Most Recent Sale Price: \$42,000

Deed Reference: 00010988-0000922

Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024

Land Value: \$140,000

Improvement Value: \$69,500

Total Appraisal Value: \$209,500

Assessment Classification: RES

Assessment Land: \$35,000

Assessment Improvement: \$17,375

Assessment Total: \$52,375

LEGAL DESCRIPTION

LOT 38 BLK C SUNNYMEADE

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM

Year Built: 1950

Square Footage: 780

Number of Living Units: 1

Building Grade: D - RES GRADE

Building Condition: Average

Rooms: 5

Beds: 2

Baths:

Half Bath: 0

Fixtures: 5

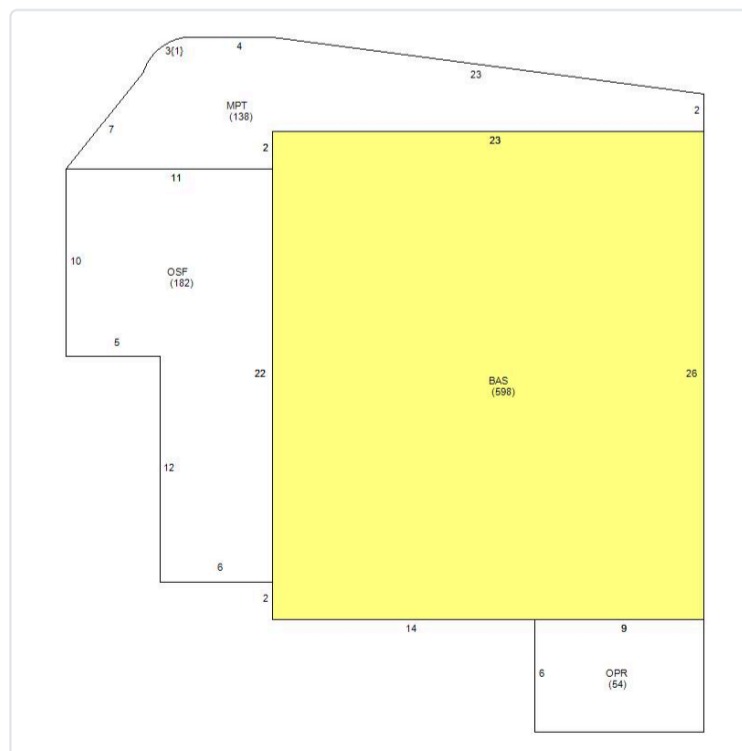
Exterior Wall: CONC BLK

Frame Type: RESD FRAME

Story Height: ONE STY

Foundation Type: SLAB

Roof Cover: 01 - ASPHALT



*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.



August 27, 2024

To: Peggy Deaner Metro Water Services

**Re: 1225 Ardee Avenue – Metro Funded Stormwater Home Buyout
Planning Commission Mandatory Referral 2024M-003PR-001
Council District #07 Emily Benedict, Council Member**

On behalf of the Metropolitan Planning Commission, the following item, referred to the Commission as required by the Metro Charter, has been recommended for *approval* to the Metropolitan Council:

A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 1225 Ardee Avenue for Metro Water Services.

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, Metro Finance – Public Property and the Metro Historical Commission) have reviewed the proposal and concur in the recommendation for approval. This request must be approved by the Metro Council to become effective. A sketch showing the location of the request is attached to this letter.

Conditions that apply to this approval: none

This recommendation for approval is given as set forth in the Metropolitan Planning Commission Rules and Procedures. If you have any questions about this matter, please contact Delilah Rhodes at Delilah.Rhodes@nashville.gov or 615-862-7208

Sincerely,

A handwritten signature in black ink that reads "Lisa Milligan".

Lisa Milligan

Assistant Director Land Development
Metro Planning Department

cc: Metro Clerk

**Re: 1225 Ardee Avenue – Metro Funded Stormwater Home Buyout
Planning Commission Mandatory Referral 2024M-003PR-001
Council District #07 Emily Benedict, Council Member**

A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 1225 Ardee Avenue for Metro Water Services.

