




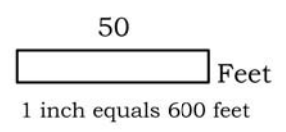


-  Streams, Rivers and other Water Features
-  Davidson County Properties
-  100-Year Floodplain
-  500-Year Floodplain
-  Floodway

# 0 & 204 Hickory Street

Madison, TN 37115  
Council District: 9

Map/Parcel: 04313030300 / 04313030400





## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **204 Hickory Street  
Madison, Tennessee**

Map No. **043-13-0**  
Parcel Nos. **304.00 & 303.00**

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 304.00 & 303.00, Davidson County Tax Map 043-13-0, containing 0.17 & 0.18 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 Two Hundred Thirty-One Thousand and No/100ths Dollars (\$231,000.00) 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 10<sup>th</sup> day of July 2024.

**Grantor(s) Signature(s) Required:**

Corey Lavinder  
\_\_\_\_\_

**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. 39 and Lot No. 40 of Block "D" on the map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot no. 39 fronts 50 feet on the southerly side of Hickory Street (formerly Oak Street) and runs back 153 feet on the easterly line and 164 feet on the westerly line, to a deadline, measuring 50 feet thereon. Being the same property as conveyed from Mrs. Jewell M. Kelly and William N. Kelly to Juanita Kelly Preston, as of record in Book 4287, page 90, Register's office for Davidson County, Tennessee.

Parcel Map Attached

Davidson County, Tennessee  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

<b>Map &amp; Parcel:</b> 043 13 0 304.00	<b>Location:</b> 204 HICKORY ST
<b>Current Owner:</b> LARSON, LOIS S.(LE) & STEWARD, LONNIE W.	<b>Land Area:</b> 0.17 ACRES
<b>Mailing Address:</b> 103 DELLROSE DR	<b>Most Recent Sale Date:</b> 4/12/2005
<b>Jurisdiction:</b> 6	<b>Most Recent Sale Price:</b> \$0
<b>Neighborhood:</b> 6927	<b>Deed Reference:</b> 20240226-0012662
	<b>Tax District:</b> USD

CURRENT PROPERTY APPRAISAL

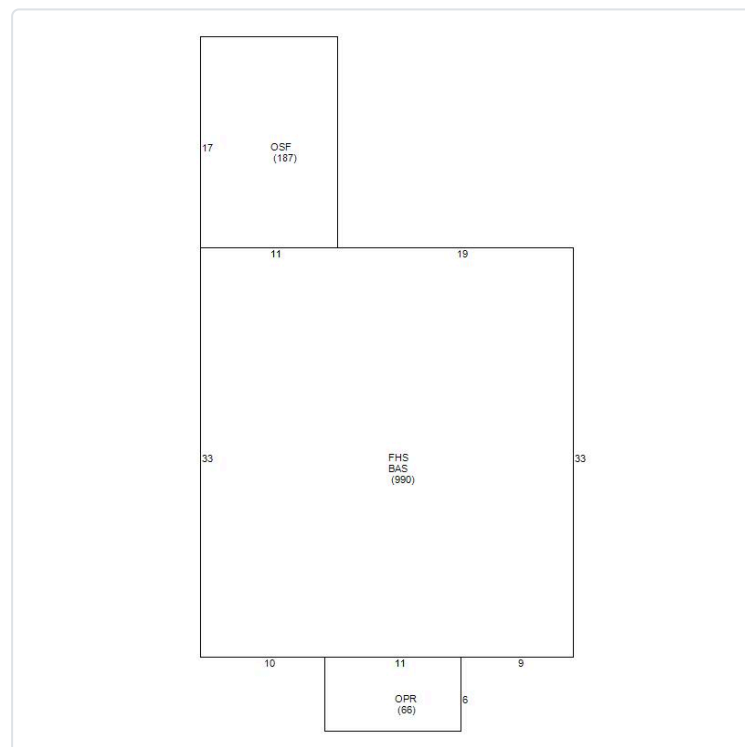
<b>Assessment Year:</b> 2024	<b>Assessment Classification:</b> RES
<b>Land Value:</b> \$33,800	<b>Assessment Land:</b> \$33,800
<b>Improvement Value:</b>	<b>Assessment Improvement:</b>
<b>Total Appraisal Value:</b> \$176,100	<b>Assessment Total:</b> \$44,025

LEGAL DESCRIPTION

LOT 39 BLK D CRITTENDEN ESTATES

IMPROVEMENT ATTRIBUTES - CARD 1

<b>Building Type:</b> SINGLE FAM	<b>Rooms:</b> 5	<b>Exterior Wall:</b> STONE
<b>Year Built:</b> 1946	<b>Beds:</b> 3	<b>Frame Type:</b> RESD FRAME
<b>Square Footage:</b> 1,504	<b>Baths:</b>	<b>Story Height:</b> 1.5 STORY
<b>Number of Living Units:</b> 1	<b>Half Bath:</b> 0	<b>Foundation Type:</b> CRAWL
<b>Building Grade:</b> C	<b>Fixtures:</b> 9	<b>Roof Cover:</b> ASPHALT
<b>Building Condition:</b> Fair		



Map & Parcel No. 043 13 0 304.00

IMPROVEMENT ATTRIBUTES - CARD 2

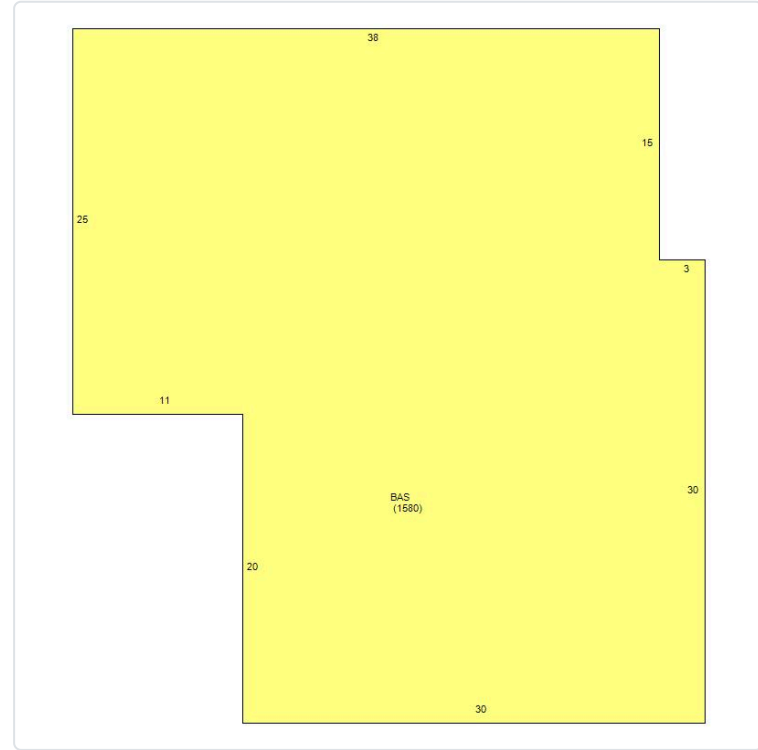
<b>Building Type:</b> CHURCH	<b>Rooms:</b> 0	<b>Exterior Wall:</b> FRAME
<b>Year Built:</b> 1946	<b>Beds:</b> 0	<b>Frame Type:</b> COM WD FR
<b>Square Footage:</b> 1,580	<b>Baths:</b>	<b>Story Height:</b> 1 STY
<b>Number of Living Units:</b> 1	<b>Half Bath:</b> 0	<b>Foundation Type:</b> TYPICAL

**Building Grade:**TCD

**Fixtures:**0

**Roof Cover:**TYPICAL

**Building Condition:**Very Poor



\*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.

Davidson County, Tennessee  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 043 13 0 303.00

Location: 0 HICKORY ST MADISON 37115

Current Owner: LARSON, LOIS A & STEWART, TERRY LEE & BA

Land Area: 0.18 ACRES

Mailing Address: 103 DELLROSE DR NASHVILLE TN 37214

Most Recent Sale Date: 5/28/2024

Jurisdiction: 6

Most Recent Sale Price: \$0

Neighborhood: 6927

Deed Reference: 20240530-0040277

Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024

Assessment Classification: RES

Land Value: \$22,500

Assessment Land: \$5,625

Improvement Value: \$0

Assessment Improvement: \$0

Total Appraisal Value: \$22,500

Assessment Total: \$5,625

LEGAL DESCRIPTION

LOT 40 BLK D CRITTENDEN ESTATES

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type:

Rooms:

Exterior Wall:

Year Built:

Beds:

Frame Type:

Square Footage: 00

Baths:

Story Height:

Number of Living Units:

Half Bath: 0

Foundation Type:

Building Grade: -

Fixtures: 0

Roof Cover: -

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.



July 18, 2024

To: Peggy Deaner Metro Water Services

**Re: Hickory Street – Metro Funded Stormwater Home Buyout  
Planning Commission Mandatory Referral 2024M-002PR-001  
Council District #09 Tonya Hancock, 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, 204 Hickory Street and Hickory Street (unnumbered) 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](mailto:Delilah.Rhodes@nashville.gov) or 615-862-7208

Sincerely,

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

Lisa Milligan  
Assistant Director Land Development  
Metro Planning Department  
cc: Metro Clerk



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