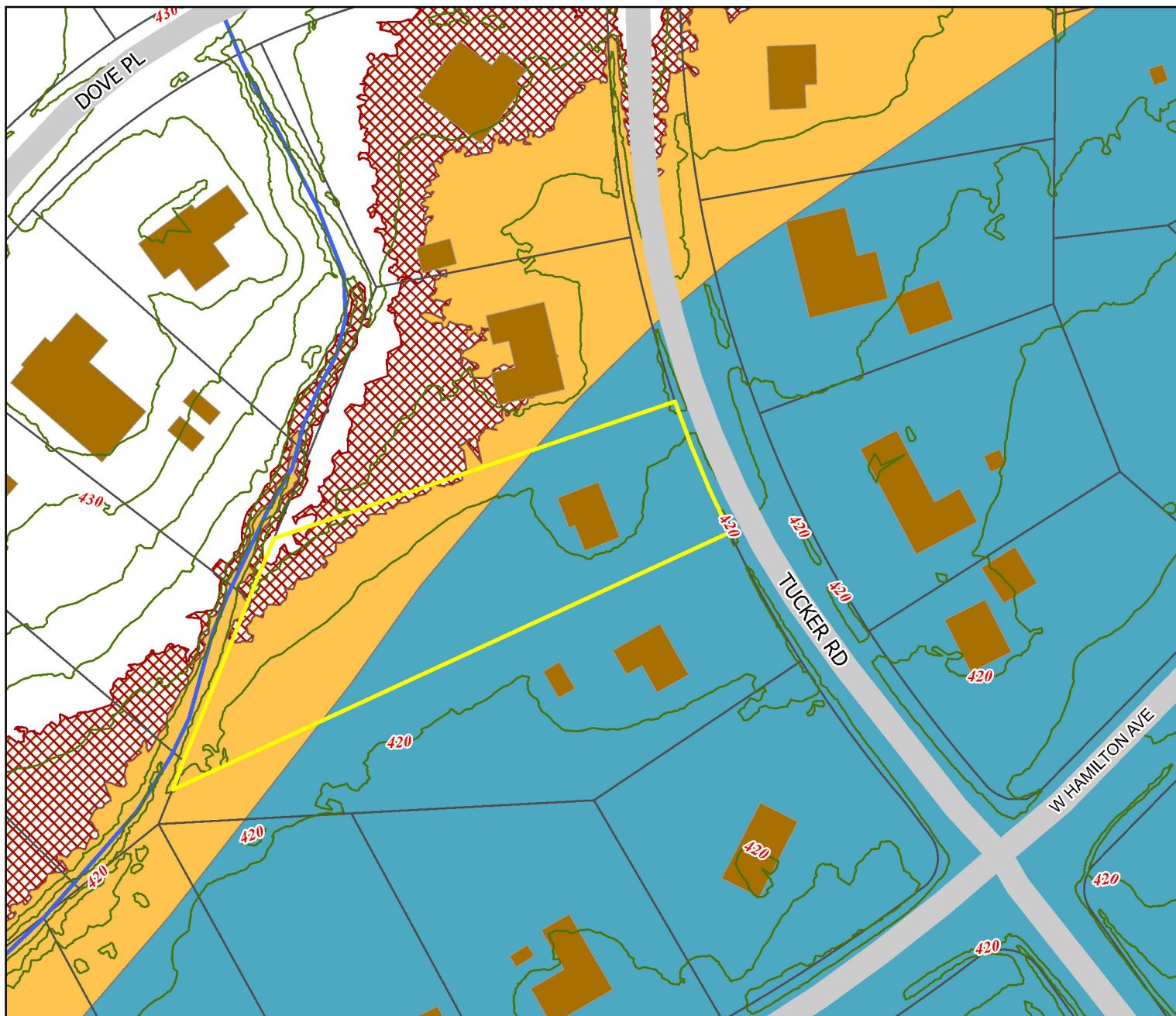


# 3909 TUCKER RD



- 3909 Tucker Rd
- Contour Elevation Lines (2 ft)
- Streams
- Building Footprints
- Parcel Lines
- Waterbodies
- FEMA Floodway
- FEMA 100-Year Floodplain
- FEMA 500-Year Floodplain

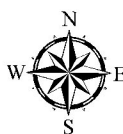


PARCEL NO: 05913008000

WILLIAMSON, VINCENT C.  
& BRENDA O.

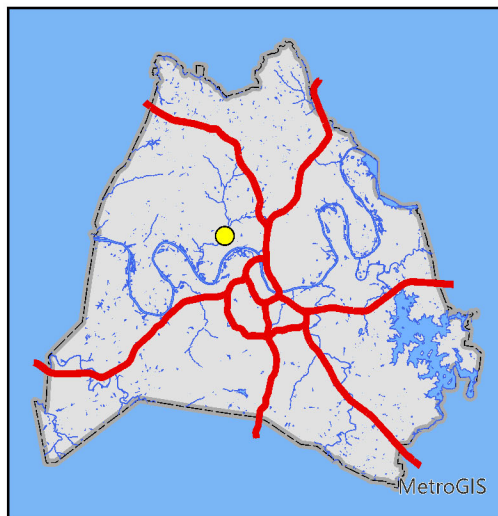
LATITUDE:  
36.213897

LONGITUDE:  
-86.826481



200

Feet



## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3909 Tucker Road  
Nashville, Tennessee**

Map No. **059 13 0**  
Parcel Nos. **080.00**

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 080.00, Davidson County Tax Map 059-13-0, containing 0.95 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-Five Thousand No Hundred and No/100ths Dollars (\$335,000.00) 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 20<sup>th</sup> day of October 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:

Lot Number 58 on the plan of Treppard Heights, Section 1, of record in Book 2663, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jerry W. Drake and Sherry G. Drake, Revocable Trust from US Bank National Association, successor in interest to Wachovia Bank, N. A., as Trustee for the registered holders of Aegis Asset Backed Securities Trust Mortgage Pass-Through Certificates Series, 20004-2, a corporation organized and existing under the laws of the United States by Special Warranty Deed dated November 11, 2007 recoded December 6, 2007 in Instrument #20071206-0141283, Register's Office for Davidson County, Tennessee.

This is improved property known as 3909 Tucker Road, Nashville, TN 37218.

Parcel Map Attached

Davidson County, Tennessee  
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

|                                                    |                                          |
|----------------------------------------------------|------------------------------------------|
| Map & Parcel: 059 13 0 080.00                      | Location: 3909 TUCKER RD NASHVILLE 37218 |
| Current Owner: WILLIAMSON, VINCENT C. & BREND      | Land Area: 0.95 ACRES                    |
| Mailing Address: 3909 TUCKER RD NASHVILLE TN 37218 | Most Recent Sale Date: 4/27/2012         |
| Jurisdiction: 4                                    | Most Recent Sale Price: \$0              |
| Neighborhood: 3534                                 | Deed Reference: 20120510-0040570         |
|                                                    | Tax District: USD                        |

CURRENT PROPERTY APPRAISAL

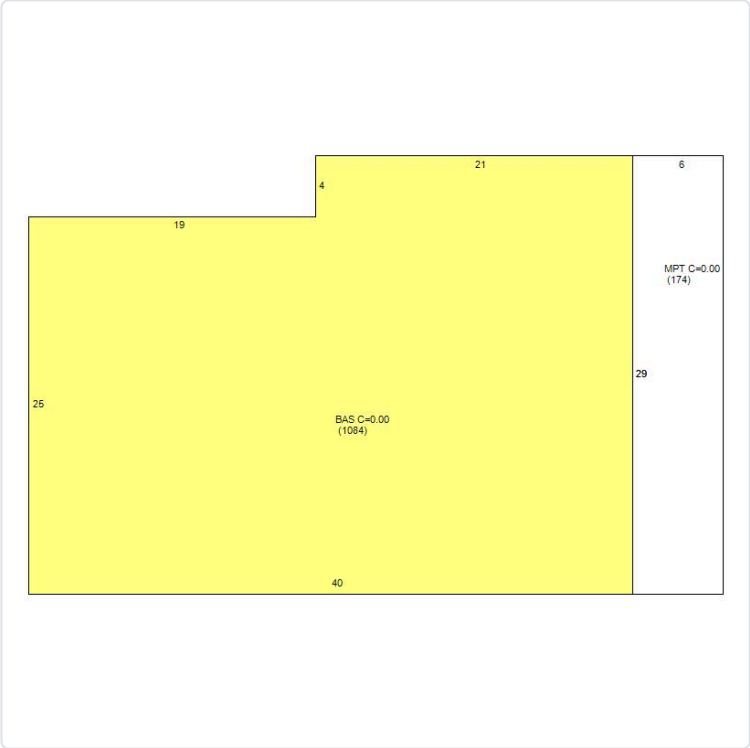
|                                  |                                  |
|----------------------------------|----------------------------------|
| Assessment Year: 2025            | Assessment Classification: RES   |
| Land Value: \$91,700             | Assessment Land: \$22,925        |
| Improvement Value: \$152,000     | Assessment Improvement: \$38,000 |
| Total Appraisal Value: \$243,700 | Assessment Total: \$60,925       |

LEGAL DESCRIPTION

LOT 58 SEC 1 TREPPARD HGTS

IMPROVEMENT ATTRIBUTES - CARD 1

|                             |              |                          |
|-----------------------------|--------------|--------------------------|
| Building Type: SINGLE FAM   | Rooms: 5     | Exterior Wall: BRICK     |
| Year Built: 1959            | Beds: 2      | Frame Type: TYPICAL      |
| Square Footage: 1,084       | Baths:       | Story Height: ONE STY    |
| Number of Living Units: 1   | Half Bath: 0 | Foundation Type: CRAWL   |
| Building Grade: C - C GRADE | Fixtures: 5  | 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.