

**3432 Brick Church Pike**

**Nashville, TN 37207**

**Parcel #: 050 00 0 015.00**

## FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3432 Brick Church Pike  
Nashville, Tennessee**

Map No. **050-00-0**  
Parcel Nos. **015.00**

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 015.00, Davidson County Tax Map 050-00-0, containing 0.80 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 Twelve Thousand and No/100ths Dollars (\$312,000.00) 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 25<sup>th</sup> day of May 2023.

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

Harold [Signature] 5/25/23  
Melorely Day 5/25/23

**For the Metropolitan Government:**

\_\_\_\_\_  
**Abraham Wescott, Director  
Public Property Administration**

## EXHIBIT A

### Legal Description

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

Land located in the 12<sup>th</sup>, formerly the 21<sup>st</sup>, Civil District of Davidson County, Tennessee described accord to a survey made by N. G. Jenkins, Surveyor, October 10, 1959, and also described according to survey of Robert M. Dishner, Dated April 2, 2974, and being more particularly described as follows, to wit:

Beginning at a corner post on the northwesterly margin of the Brick Church Pike; being 757.5 feet, more or less, northeasterly from the northeast corner of the property conveyed to U. O. Wells and wife, by deed from E. D. Wells and wife, as a record in Book 2635, page 587, Register's Office for said County; thence with said margin of said Pike north 29° 23' east 148 feet, more or less, to a point; thence with the same north 28° 23' east, 188.5 feet, more or less, to a fence post; thence north 43° 51' west 13.8 feet, more or less, to a hackberry tree, thence south 56° 14' west 171.8 feet, more or less, to a stake; thence south 30° 59' west 21 feet, more or less, to a corner post; thence south 51° 39' east 170 feet, more or less, to the beginning.

Being the same property conveyed to Randall E. Dunn, a single person by deed from Judy W. Elder, a widow, dated October 18, 2006, recorded November 3, 2006, of record in Instrument No. 20061103-0136726, Register's office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property know as 3432 Brick Church Pike, Nashville, TN 37207.

Parcel Map Attached



Davidson County, TN  
Assessor of Property

## Unofficial Property Record Card

### GENERAL PROPERTY INFORMATION

**Map & Parcel:** 050 00 0 015.00  
**Current Owner:** DAY, HAROLD, III & MELONDY D.  
**Mailing Address:** 3432 BRICK CHURCH PIKE  
NASHVILLE, TN 37207  
**Zone:** 5  
**Neighborhood:** 4831

**Location:** 3432 BRICK CHURCH PIKE  
**Land Area:** 0.80 Acres  
**Most Recent Sale Date:** 11/10/2014  
**Most Recent Sale Price:** \$67,250  
**Deed Reference:** 20141113-0104789  
**Tax District:** GSD

### CURRENT PROPERTY APPRASIAL

**Assessment Year:** 2022  
**Land Value:** \$68,400  
**Improvement Value:** \$120,500  
**Total Appraisal Value:** \$188,900

**Assessment Classification\*:** RES  
**Assessment Land:** \$17,100  
**Assessment Improvement:** \$30,125  
**Assessment Total:** \$47,225

### LEGAL DESCRIPTION

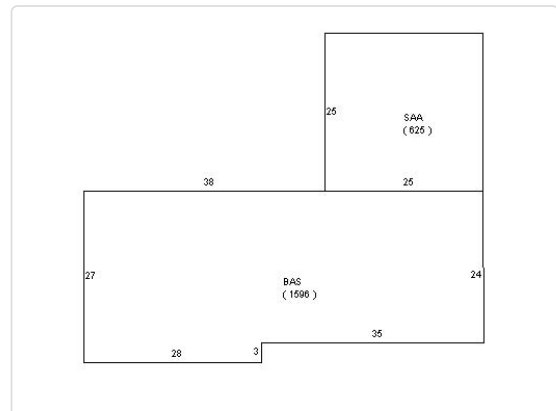
W SIDE BRICK CHURCH PIKE AND, N OF BRICK CHURCH LANE

### IMPROVEMENT ATTRIBUTES - Card 1 of 1

**Building Type:** SINGLE  
FAM  
**Year Built:** 1960  
**Square Footage:** 1,596  
**Number of Living Units:** 1  
**Building Grade:** C  
**Building Condition:** Fair

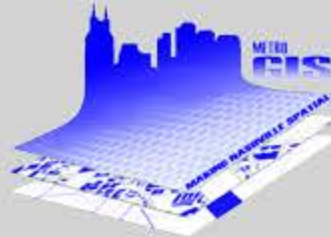
**Rooms:** 6  
**Beds:** 3  
**Baths:** 1  
**Half Bath:** 0  
**Fixtures:** 5

**Exterior Wall:** BRICK  
**Frame Type:** RESD  
FRAME  
**Story Height:** ONE STY  
**Foundation Type:** CRAWL  
**Roof Cover:** 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.





Nashville Planning Department

800 2nd Ave S

P.O. Box 196300

Nashville, TN 37219-6300

[maps.nashville.gov](http://maps.nashville.gov)

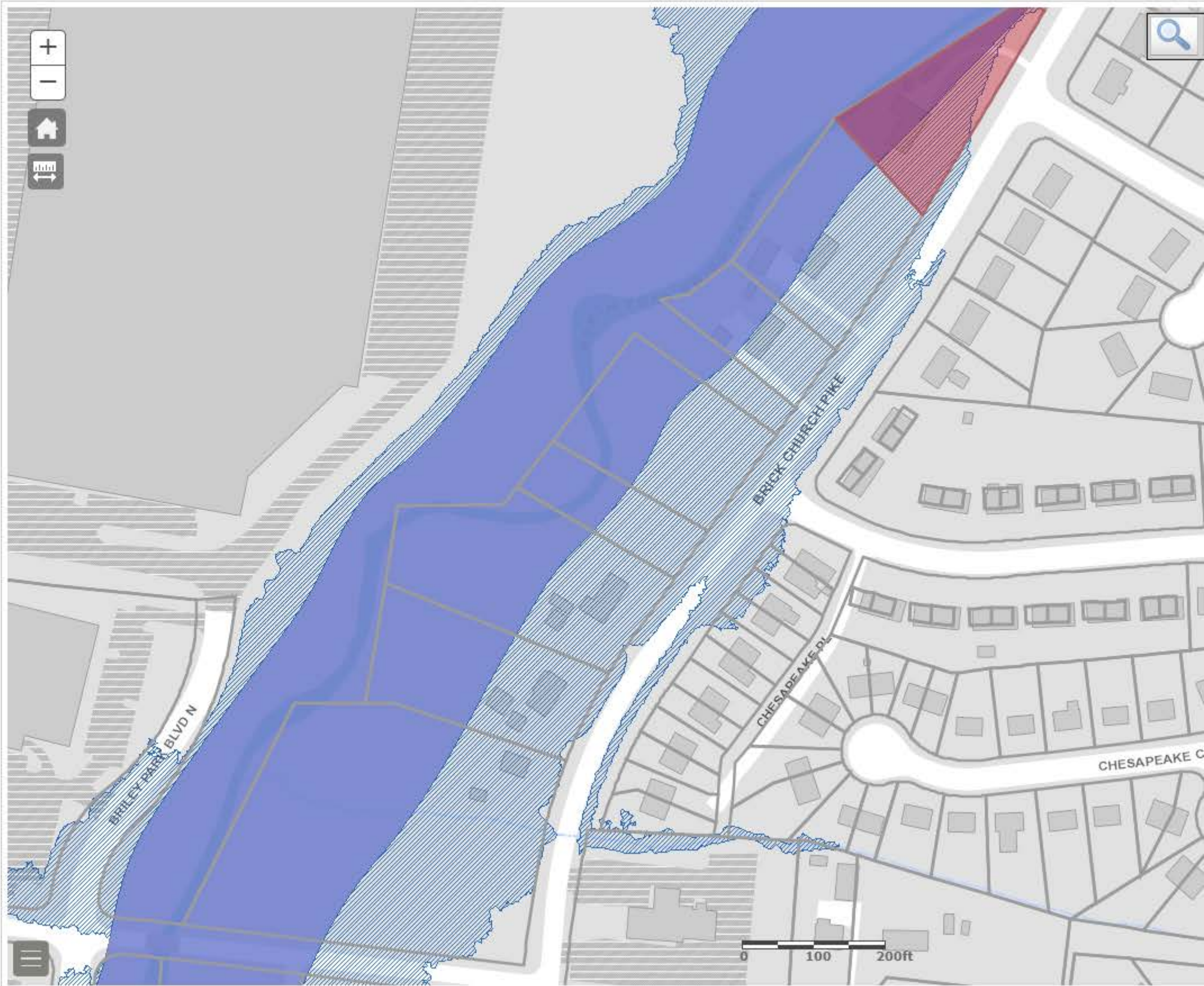
[Comments or Questions](#)



### General Information

<b>Parcel ID:</b>	05000001500
	<a href="#">View in AssessPro</a>
	<a href="#">View Tax Record</a>
<b>Parcel Address:</b>	3432 BRICK CHURCH PIKE NASHVILLE, TN 37207
<b>Owner:</b>	DAY, HAROLD, III & MELONDY D.
<b>Acquired Date:</b>	11/10/2014
<b>Sale Price:</b>	\$ 67,250.00
<b>Sale Instrument:</b>	<a href="#">DB-20141113 0104789</a>
<b>Mailing Address:</b>	3432 BRICK CHURCH PIKE NASHVILLE, TN 37207
<b>Legal Description:</b>	W SIDE BRICK CHURCH PIKE AND, N OF BRICK CHURCH LANE
<b>Acreage:</b>	0.8
<b>Frontage Dimension:</b>	337
<b>Side Dimension:</b>	170
<b>Parcel Instrument:</b>	<a href="#">DB-00009155 0000204</a>
<b>Parcel Instrument Date:</b>	11/3/1993
<b>Census Tract:</b>	37010903
<b>Tax District:</b>	GSD

- Ownership History
- Property History
- Zoning History
- Assessment History
- Permit History
- Stormwater - Elevation Certificate







**METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY**  
Metro Office Building  
800 President Ronald Reagan Way  
P.O. Box 196300  
Nashville, TN 37219-6300

July 3, 2023

To: Peggy Deaner Metro Water Services

**Re: STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT  
Planning Commission Mandatory Referral 2023M-011PR-001  
Council District #03 Jennifer Gamble, 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 resolution to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3432 Brick Church Pike for Metro Water Services.*

The relevant Metro agencies (Metro Parks, Metro Public Works, 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  
Land Development Manager  
Metro Planning Department  
cc: *Metro Clerk*

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*repeatedly*