DocuSign Envelope ID: DC50A7D4-B67B-48EE-A452-7A99BEF7B0DA

NASHVILLE PLANNING

March 5, 2024

To: Ronald Colter Metro Department of Finance

Re: Whites Creek Acquisition
Planning Commission Mandatory Referral 2024M-011AG-001
Council District #02 Kyonzte Toombs, 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:

An ordinance approving an option agreement between the Metropolitan Government of Nashville and Davidson County and Jason Oggs and James Brown, authorizing the purchase of certain properties owned by Jason Oggs and James Brown (Parcel Nos. 07004018900, 07004018800, 07004010400) (Proposal No.2024M-011AG-001).

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 or 615-862-7208

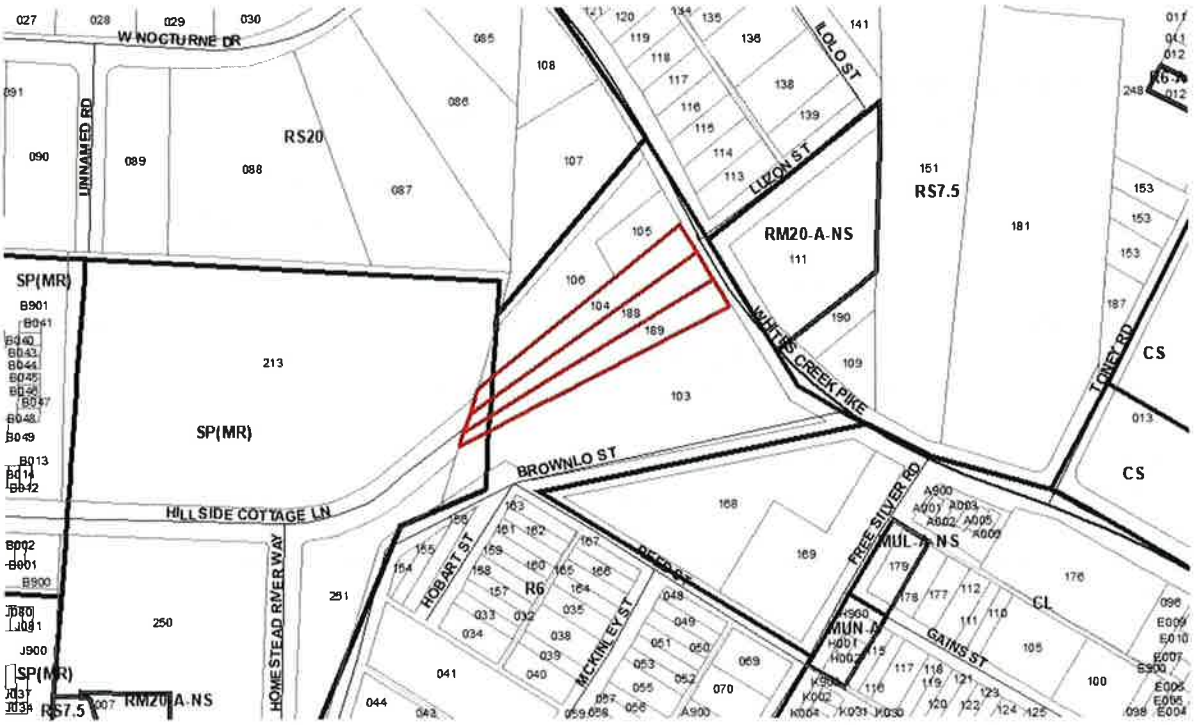
Sincerely,

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

DocuSign Envelope ID: DC50A7D4-B67B-48EE-A452-7A99BEF7B0DA

Re: Whites Creek Acquisition
Planning Commission Mandatory Referral 2024M-011AG-001
Council District #02 Kyonzte Toombs, Council Member

An ordinance approving an option agreement between the Metropolitan Government of Nashville and Davidson County and Jason Oggs and James Brown, authorizing the purchase of certain properties owned by Jason Oggs and James Brown (Parcel Nos. 07004018900, 07004018800, 07004010400) (Proposal No.2024M-011AG-001).



DocuSign Envelope ID: DC50A7D4-B67B-48EE-A452-7A99BEF7B0DA

FEE SIMPLE ACQUISITION OPTION

PROJECT: **Acquisition for Metropolitan Nashville Department of Transportation**

Property Location : **2312 Whites Creek Pike** **Map Number: 070-04-0**
Nashville, TN 37207 **Parcel: 189.00**
2314 Whites Creek Pike **Map Number: 070-04-0**
Nashville, TN 37207 **Parcel: 188.00**
2316 Whites Creek Pike **Map Number: 070-04-0**
Nashville, TN 37207 **Parcel: 104.00**

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 Parcels **189.00**, **188.00,** and **104.00 consisting of 1.33 acres**

And Grantor(s) hereby agree(s) upon written 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. Closing shall take place not later than **30** days after delivery of the Notice.

It is agreed that consideration paid to Grantor(s) by the Metropolitan Government will be applied consistent with applicable lien-holder agreements, if applicable, unless waived by said lien holders. The Metropolitan Government will pay all normal closing costs, including title insurance.

It is agreed that when this option is executed, Grantor(s) shall vacate and 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 **Five Hundred Ninety Nine Thousand Dollars ($599.000)** 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 for the purpose of performing a Site Survey, Phase I Environmental Site Assessment and any and all other inspections deemed necessary. It is agreed Seller does not waive any claim for damage in any manner for the negligence of any agent, representative or contractor for the Metropolitan Government during the times granted access to the property.

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 entirely, on this, the 4 day of March, **2024.**

Grantor(S**) Signature Required:**

Jason Oggs

Jason Oggs

James Brown

James Brown

For the Metropolitan Government:

Abraham Wescott

Abraham Wescott
Director, Public Property Administration

DocuSign Envelope ID: DC50A7D4-B67B-48EE-A452-7A99BEF7B0DA

DocuSign

Certificate Of Completion

Envelope Id: DC50A7D4B67B48EEA4527A99BEF7B0DA
Status: Completed
Subject: Complete with DocuSign: Legislative Tracking Form - Whites Creek Option Agreement (N0596088xD71...
Source Envelope:
Document Pages: 7
Signatures: 4
Certificate Pages: 15
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-06:00) Central Time (US & Canada)

Envelope Originator:
Ronald Colter
730 2nd Ave. South 1st Floor
Nashville, TN 37219
Ronald.colter@nashville.gov
IP Address: 170.190.198.185

Record Tracking

Status: Original
3/13/2024 9:20:54 AM
Holder: Ronald Colter
Ronald.colter@nashville.gov
Location: DocuSign

Security Appliance Status: Connected
Pool: StateLocal

Storage Appliance Status: Connected
Pool: Metropolitan Government of Nashville and Davidson County
Location: DocuSign

Signer Events	Signature	Timestamp
Abraham Wescott abraham.wescott@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/13/2024 9:33:24 AM Viewed: 3/13/2024 9:39:16 AM Signed: 3/13/2024 9:39:55 AM
Electronic Record and Signature Disclosure: Accepted: 3/13/2024 9:39:16 AM ID: 34146018-d4b0-4346-96ec-f74197130aff		
Diana Alarcon diana.alarcon@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/13/2024 9:39:57 AM Viewed: 3/13/2024 1:57:13 PM Signed: 3/14/2024 9:48:53 AM
Electronic Record and Signature Disclosure: Accepted: 3/13/2024 1:57:13 PM ID: 4f25ba4f-cc26-4592-b8c8-49ece5d6406c		
Greg McClarin greg.mcclarin@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/14/2024 3:28:08 PM Viewed: 3/14/2024 3:36:20 PM Signed: 3/14/2024 3:36:25 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Aaron Pratt aaron.pratt@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/14/2024 3:36:26 PM Viewed: 3/14/2024 5:14:56 PM Signed: 3/14/2024 5:15:08 PM
Electronic Record and Signature Disclosure:		

Signer Events	Signature	Timestamp
Accepted: 3/14/2024 5:14:56 PM ID: 8c3c3697-3521-422a-9dc7-5ec03201e2af		
Kevin Crumbo/mjw maryjo.wiggins@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.185	Sent: 3/14/2024 5:15:10 PM Resent: 3/20/2024 10:34:51 AM Resent: 3/20/2024 10:42:36 AM Viewed: 3/20/2024 10:44:00 AM Signed: 3/20/2024 10:46:20 AM
Electronic Record and Signature Disclosure: Accepted: 3/20/2024 10:44:00 AM ID: d63c168f-ed52-4c5a-a637-9e3f0bb1bab6		
Tessa V. Ortiz-Marsh tessa.ortiz-marsh@nashville.gov Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 170.190.198.144	Sent: 3/20/2024 10:46:22 AM Viewed: 3/20/2024 12:41:41 PM Signed: 3/21/2024 2:30:37 PM
Electronic Record and Signature Disclosure: Accepted: 3/20/2024 12:41:41 PM ID: 55807688-f66c-4568-8653-9e4e9c1c2480		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Alla Cross alla.cross@nashville.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 3/14/2024 3:28:09 PM Viewed: 3/14/2024 4:18:58 PM
Electronic Record and Signature Disclosure: Accepted: 3/14/2024 10:44:29 AM ID: 8e5033b5-a608-424b-902a-163e6e286e9d		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/13/2024 9:33:24 AM
Envelope Updated	Security Checked	3/20/2024 10:42:35 AM
Envelope Updated	Security Checked	3/20/2024 10:42:35 AM
Certified Delivered	Security Checked	3/20/2024 12:41:41 PM
Signing Complete	Security Checked	3/21/2024 2:30:37 PM
Completed	Security Checked	3/21/2024 2:30:37 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure