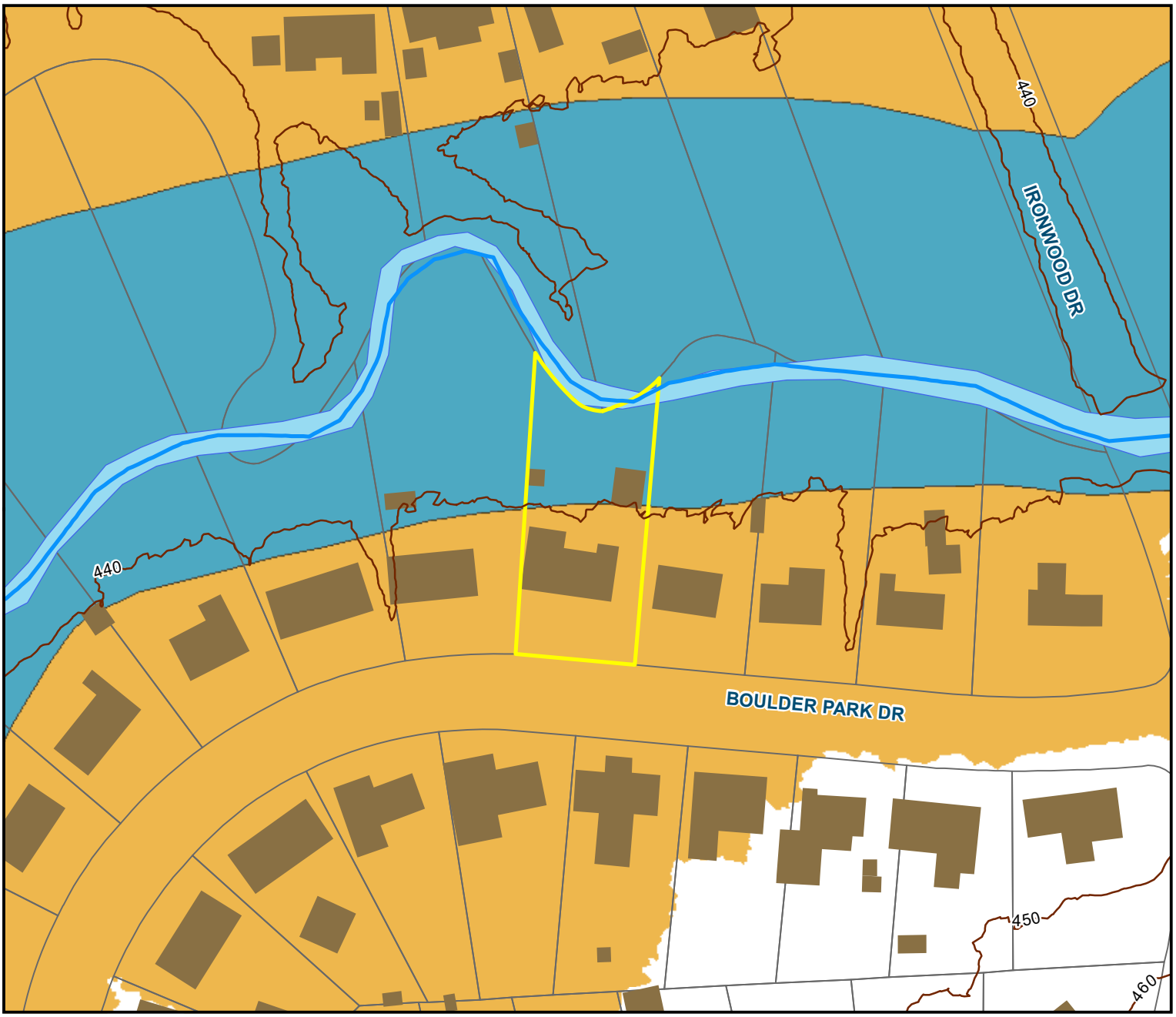
Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

3050 BOULDER PARK DRIVE



- 10FT CONTOURS
- 3050 BOULDER PARK DR
- BUILDING FOOTPRINTS
- WATER BODIES
- PARCELS
- FLOODWAY
- FLOODPLAIN

METRO WATER SERVICES

PARCEL NO:	09614021600
MOORE, STEVEN D.& REBECCA A.	
LATITUDE: 36.151966	LONGITUDE: -86.651461

N
W E
S

0 35 70 140 210 Feet

Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **3050 Boulder Park Drive**
Nashville, Tennessee

Map No. **096-14-0**
Parcel Nos. **216.00**

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 216.00, Davidson County Tax Map 096-14-0, containing 0.32 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 our 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 Ninty-Five Thousand Two Hundred and No/100ths Dollars ($395,000.00) 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 14th day of February 2025.

Grantor(s) Signature(s) Required:

For the Metropolitan Government:

Abraham Westcott, Director
Public Property Administration

Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

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. 33 on the Plan of Hickory Bend Subdivision, Section II, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.

Said lot no. 33 fronts 79.6 feet along the northerly margin of Boulder Park Drive and runs back 130.2 feet on its westerly line and 130 feet on its easterly line to a witness line on which it measures 83.53 feet and extends northerly 100 feet, more or less, on its westerly line and 43 feet, more or less, on its easterly line to the center line of McCrory Creek.

Being the same property conveyed to Thurman Home Building Corporation by deed from William R. Inglis and wife, Ruby O. Inglis, of record in Book 4181, page 665, said Register's Office.

Conveyance of this property is made subject to restrictions of record in Book 3642, page 478, said Register's Office, with particular reference to No. 17, and the Plan of record in Book 3600, page 42, said Register's Office shows an Owner's Certificate, a 30 foot minimum building setback line from Boulder park Drive and a 10 foot easement for public utility and drainage purposes along the southerly side of the witness line, and a drainage easement across rear portion of lot extending from a point 10 feet south of the Witness line northerly to McCrory Creek; a 2.5 x 25 foot utility anchor easement location on southeasterly corner of said lot, and a note stating that the first floor elevation including basement must be at least 444 feet above mean seal level.

This is improved property, known as 3050 Boulder Park Drive, Nashville.

Parcel Map Attached

Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

Hamlet

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 096 14 0 216.00

Current Owner: MOORE, STEVEN D.& REBECCA A.

Mailing Address: 3050 BOULDER PARK DR NASHVILLE TN 37214

Jurisdiction: 7

Neighborhood: 4131

Location: 3050 BOULDER PARK DR NASHVILLE 37214

Land Area: 0.32 ACRES

Most Recent Sale Date: 3/31/1994

Most Recent Sale Price: $69,900

Deed Reference: 00009377-0000718

Tax District: USD

CURRENT PROPERTY APPRAISAL

Assessment Year: 2024

Land Value: $50,000

Improvement Value: $212,800

Total Appraisal Value: $262,800

Assessment Classification: RES

Assessment Land: $12,500

Assessment Improvement: $53,200

Assessment Total: $65,700

LEGAL DESCRIPTION

LOT 33 HICKORY BEND SEC 3

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM

Year Built: 1968

Square Footage: 1,961

Number of Living Units: 1

Building Grade: C - C GRADE

Building Condition: Average

Rooms: 6

Beds: 3

Baths:

Half Bath: 1

Fixtures: 7

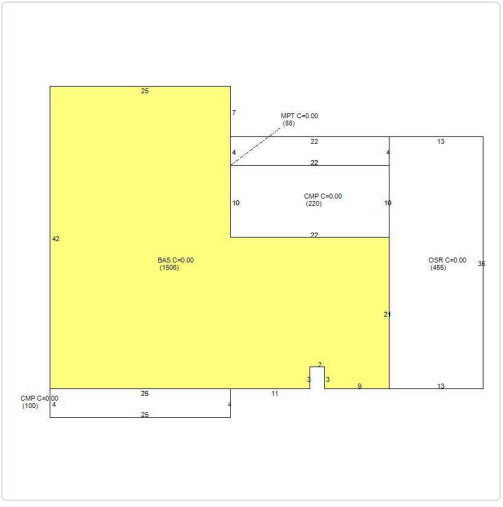
Exterior Wall: BRICK

Frame Type: RESD FRAME

Story Height: ONE STY

Foundation Type: CRAWL

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.

Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

NASHVILLE PLANNING

March 4, 2025

To: Peggy Deaner Metro Water Services

Re: 3050 Boulder Park Drive Metro Funded Stormwater Home Buyout
Planning Commission Mandatory Referral 2025M-001PR-001
Council District # 15 Jeff Gregg, 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 for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3050 Boulder Park Drive for Metro Water Services.

The relevant Metro agencies (Metro Parks, Nashville Department of Transportation, Metro Water Services, Metro Emergency Communications, the Nashville Electric Service, General Services – 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

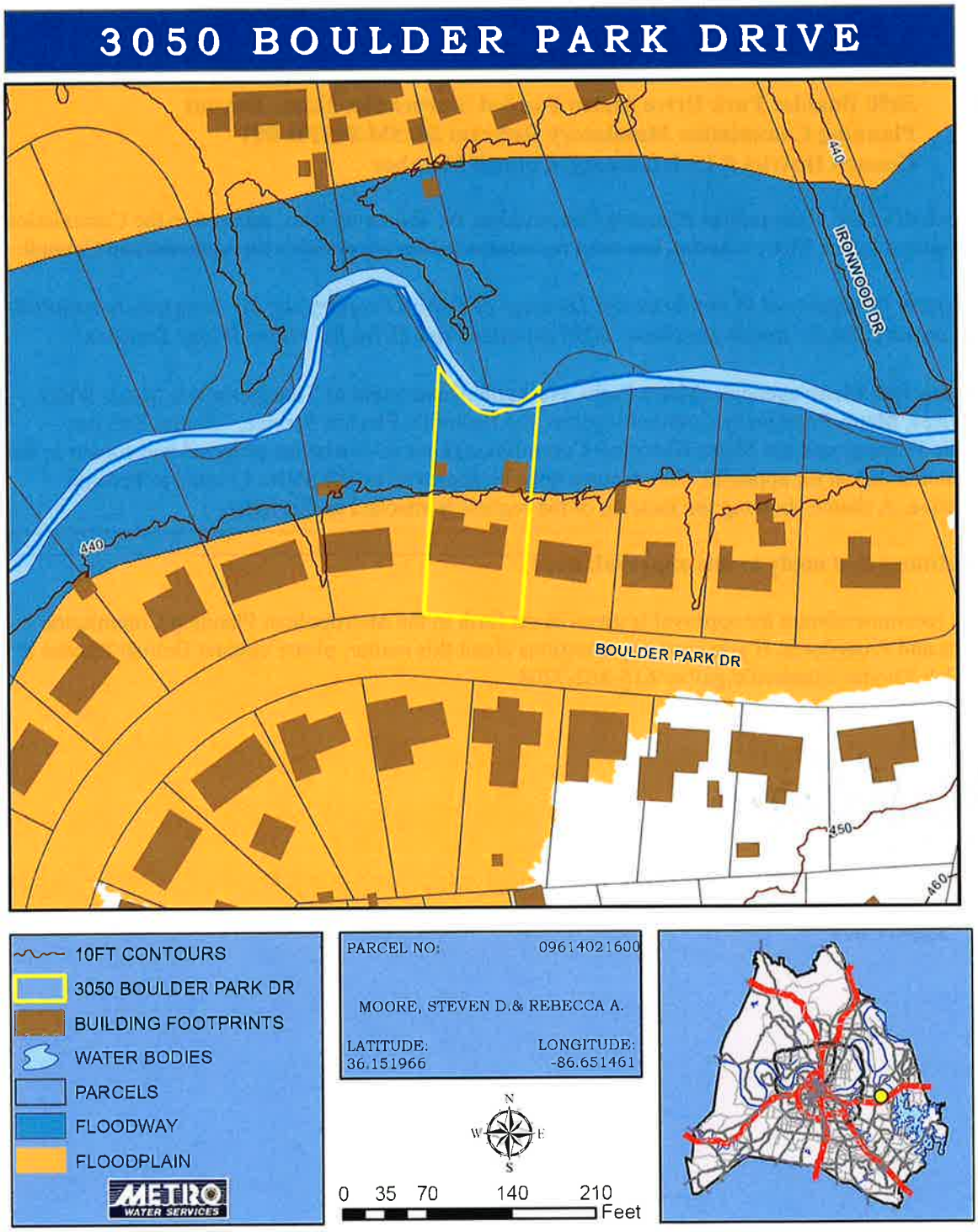
Sincerely,

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

Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

Re: 3050 Boulder Park Drive Metro Funded Stormwater Home Buyout
Planning Commission Mandatory Referral 2025M-001PR-001
Council District # 15 Jeff Gregg, Council Member

A request for approval to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, 3050 Boulder Park Drive for Metro Water Services.



Docusign Envelope ID: 93312C6F-4D1E-49FB-BC4F-A98A56AFE060

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Resolution No. _____

A resolution authorizing the Director of Public Property, or his designee, to exercise an option agreement for the purchase of a flood-prone property, located at 3050 Boulder Park Drive, for Metro Water Services. (Proposal No. 2025M-001PR-001).

Introduced _____

Amended _____

Adopted _____

Approved _____

By _____
Metropolitan Mayor