

RESOLUTION NO. _____

A resolution authorizing the Director of Public Property, or his designee, to exercise option agreements for the purchase of a flood-prone property, located at 716 Hite Street, for Metro Water Services. (Proposal No. 2026M-007PR-001).

WHEREAS, it is in the public interest for The Metropolitan Government of Nashville & Davidson County to acquire certain flood-prone property; and,

WHEREAS, the property located at 716 Hite Street is flood-prone; and,

WHEREAS, Section 2.24.240(K) of the Metropolitan Code of Laws provides:

Where land in fee simple is being purchased for purposes other than for rights-of-way for highways, streets, roads, alleys and other places for vehicular traffic, the director of public property administration or other officer of the metropolitan government shall negotiate for the purchase of such property and seek to obtain from the owner an option to sell to the Metropolitan government at a fixed price, subject to the approval of the Metropolitan Council by resolution, and no purchase shall be consummated until it has been so approved by the Metropolitan Council; and,

WHEREAS, pursuant to the terms of the agreements attached hereto and incorporated herein as Exhibit 1, the Metropolitan Government holds an option to purchase the certain real property as shown in Section 1 below; and,

WHEREAS, The Metropolitan Planning Commission approved mandatory referral No. 2026M-007PR-001 on July 9, 2026, for acquisition of the property; and,

WHEREAS, it is in the best interest of the citizens of Nashville and Davidson County to approve the purchase of said properties.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. The Director of Public Property, or his designee, is hereby authorized to exercise the option to purchase the property as shown on Exhibit 1, which is attached hereto and incorporated by reference and to execute the necessary documents pertaining thereto.

Map & Parcel:

Address:

09110011200

716 Hite Street

Section 2. This resolution shall take effect upon passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

RECOMMENDED BY:

Signed by:

Scott Potter/mf

Scott A. Potter, Director
Water and Sewerage Services

INTRODUCED BY:

DocuSigned by:

Abraham Wescott

Abraham Wescott, Director
Public Property Administration

Council Member(s)

APPROVED AS TO THE
AVAILABILITY OF FUNDS:
Fund No. 37039
Amount: \$448,000.00
PIF Nos. SW-23-022 and SW-24-052

Signed by:

Jennine Reed/mjw

Jennine Reed, Director
Department of Finance

APPROVED AS TO FORM
AND LEGALITY:

Signed by:

Hannah Zeitlin

Assistant Metropolitan Attorney

716 Hite Street



- 716 Hite Street
- ~ Contour Elevation Lines (2 ft)
- ~ Streams
- Building Footprints
- Parcel Lines
- Waterbodies
- FEMA Floodway
- FEMA 100-Year Floodplain
- FEMA 500-Year Floodplain



PARCEL NO: 09110011200

JACKSON, MICHAEL

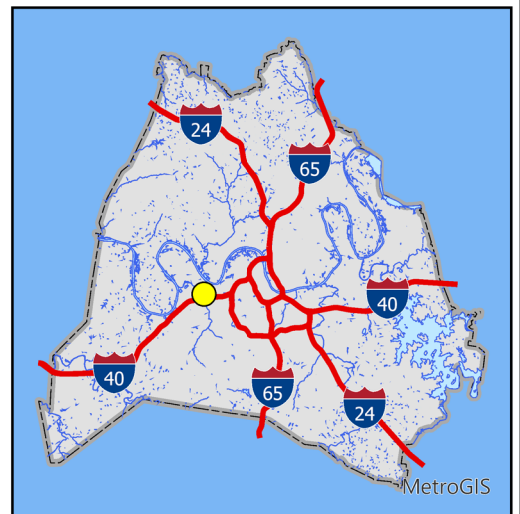
LATITUDE:
36.156339

LONGITUDE:
-86.85622



100

Feet



FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **716 Hite Street**
Nashville, Tennessee

Map No. 091 10 0
Parcel Nos. 112.00

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 112.00, Davidson County Tax Map 091 10 0, containing 0.15 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 Four Hundred Thousand No Hundred and No/100ths Dollars (\$400,000.00) 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 8th Day of June 2026.

Grantor(s) Signature(s) Required:

Michael D. Jackson

For the Metropolitan Government:

DocuSigned by:

Abraham Wescott

1002FEB90E0445
Abraham Wescott, 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:

Land in Davidson County, Tennessee, being Lot No. 119 on Map of Urbandale, Section II, as of record in Bodd 1835, page 82, Register's Office for said County.

Said Lot No. 119 fronts 50.27 feet on the easterly side of Hite Street and runs back 127.8 feet on the northerly line and 129.36 feet on the southerly line to a dead line in the rear measuring 54.51 feet thereon.

BEING the same property conveyed to Owen Reeves Jackson and wife, Rose A. S. Jackson, by deed from Neal J. Hardy, Federal Housing Commissioner, of record in Book 3502, Page 140 in the Register's Office for Davidson County, Tennessee.

Rose A. S. Jackson and Owen Reeves Jackson were divorced in 1985, and the decree of divorce in this cause divested all of Rose A. S. Jackson's interest in and to the above described real property in Owen Reeves Jackson. That decree (of the Fourth Circuit Court for Davidson County, Tennessee, in cause number 84-D-3865) is of record in Book 6621, Page 910, in the said Register's Office.

Owen Reeves Jackson subsequently married Helen Juanita Jackson but did not convey an interest in the property to her during his lifetime.

The said Helen Juanita Jackson has conveyed all of her rights, title and interest in the property to Teresa McClary, Patricia Smith, Rickey Jackson, Michael Jackson and Geoffrey Jackson, by quitclaim of record in Book 7716, Page 891, Register's Office for Davidson County, Tennessee.

This improved property known as 716 Hite Street, Nashville, Tennessee, 37209.

Parcel Map Attached

Davidson County, Tennessee
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 091 10 0 112.00	Location: 716 HITE ST NASHVILLE 37209
Current Owner: JACKSON, MICHAEL	Land Area: 0.15 ACRES
Mailing Address: 716 HITE ST NASHVILLE TN 37209	Most Recent Sale Date: 9/04/1996
Jurisdiction: 3	Most Recent Sale Price: \$37,600
Neighborhood: 1228	Deed Reference: 00010191-0000923
	Tax District: USD

CURRENT PROPERTY APPRAISAL

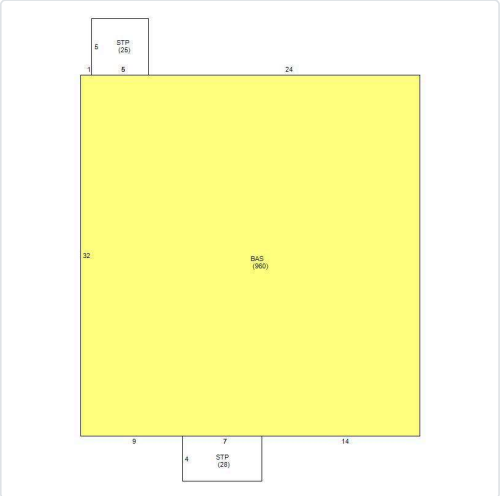
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$120,000	Assessment Land: \$30,000
Improvement Value: \$110,700	Assessment Improvement: \$27,675
Total Appraisal Value: \$230,700	Assessment Total: \$57,675

LEGAL DESCRIPTION

LOT 119 SEC 2 URBANDALE

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 6	Exterior Wall: FRAME
Year Built: 1952	Beds: 3	Frame Type: RESD FRAME
Square Footage: 960	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: Fair		



*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 9, 2026

To: Peggy Deaner Metro Water Services

**Re: Metro Funded Home Buyout 716 Hite Street
Planning Commission Mandatory Referral 2026M-007PR-001
Council District # 20 Rollin Horton, 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, a property located at 716 Hite Street for Metro Water Services. This property does not have a gas line.

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

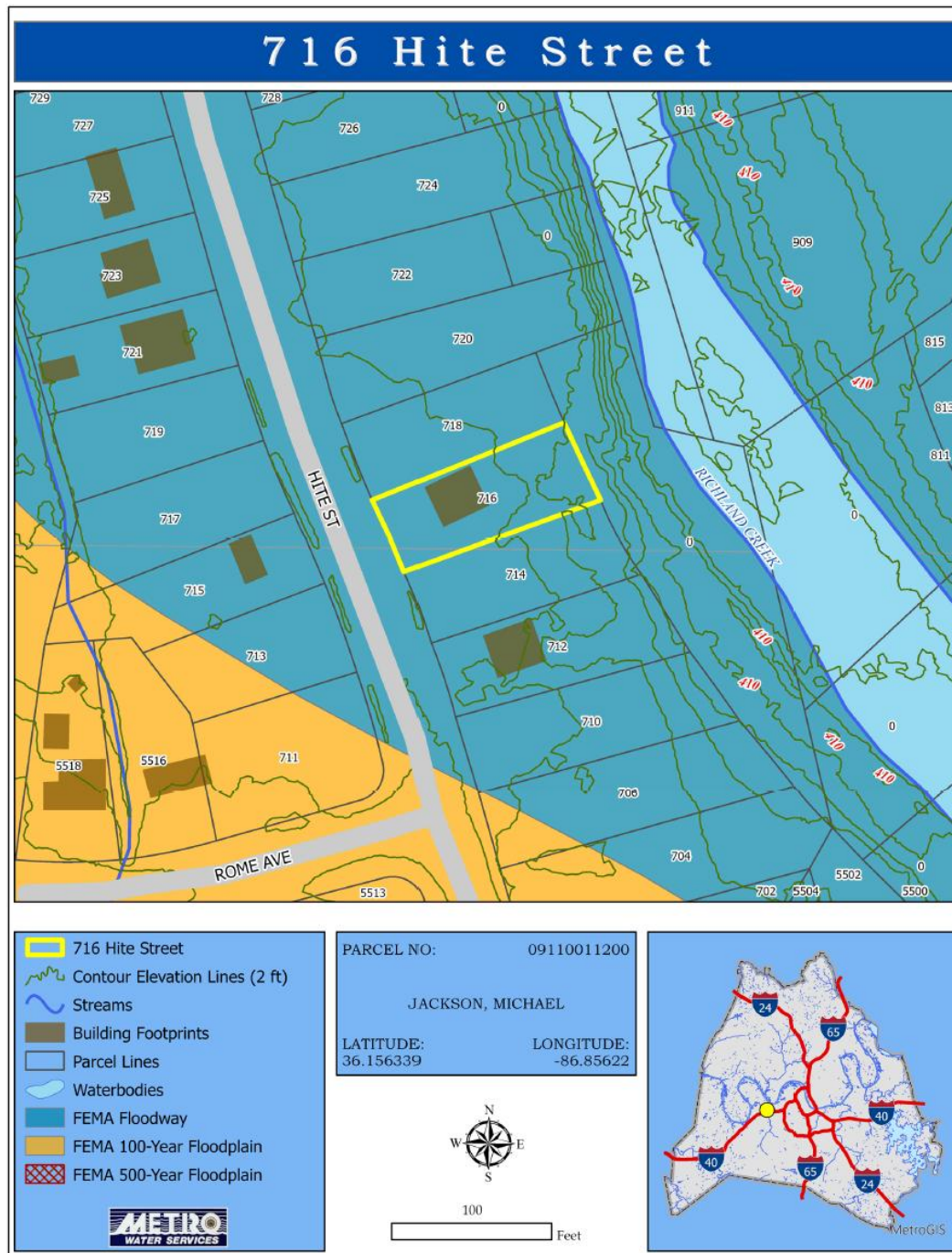
Sincerely,

A handwritten signature in blue ink that reads "Robert Leeman".

Robert Leeman, AICP
Assistant Director Land Development
Metro Planning Department
cc: Metro Clerk

Re: Metro Funded Home Buyout 716 Hite Street
Planning Commission Mandatory Referral 2026M-007PR-001
Council District # 20 Rollin Horton, Council Member

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Tara Ladd, Assistant Director

Water and Sewerage Services
Nashville, TN 37208

August 11, 2026

TO: Vice Mayor Angie Henderson & Members of Metro Council

FROM: Tara Ladd, Assistant Director
Water and Sewerage Services

RE: **Suspension of Rule 11**

Signed by:

61B0567C0927450...

Metro Water Services respectfully requests suspension of the rules to late file a resolution for the purchase of a flood-prone property located at 716 Hite Street. The owner of 716 Hite Street has executed a binding contract to purchase a replacement home and is operating under strict closing and contingency timelines.