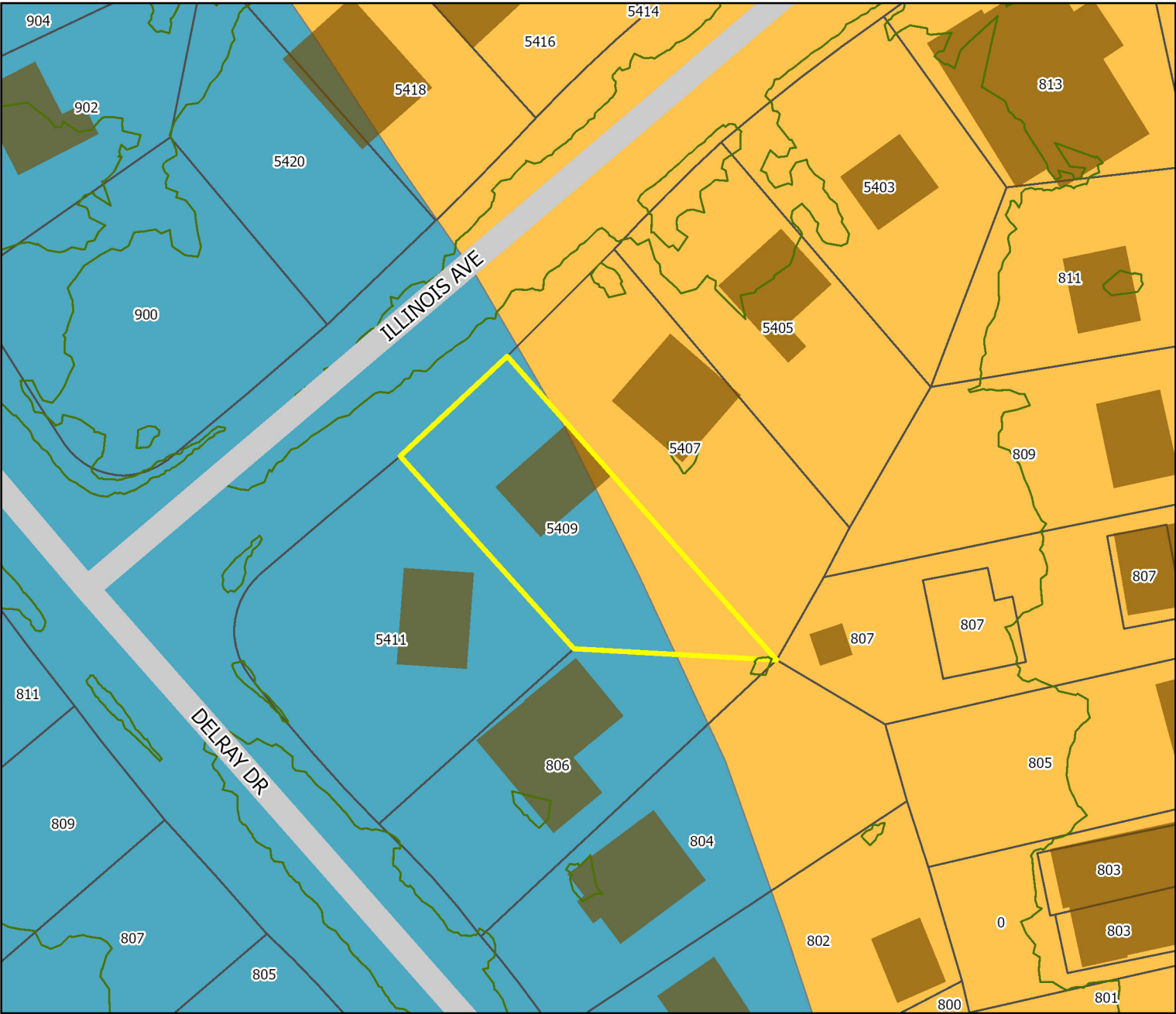



5409 Illinois Avenue



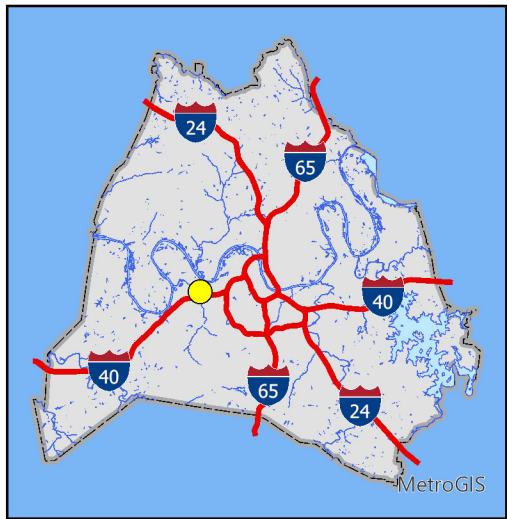
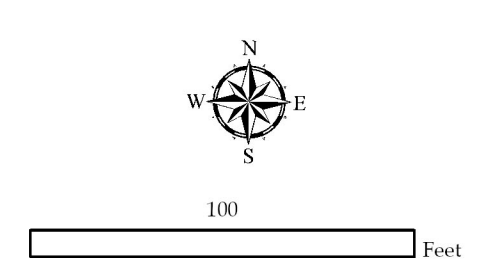
- 5409 Illinois Avenue
- ~ Contour Elevation Lines (2 ft)
- ~ Streams
- Building Footprints
- Parcel Lines
- Waterbodies
- FEMA Floodway
- FEMA 100-Year Floodplain
- FEMA 500-Year Floodplain



PARCEL NO: 09110038900

TARK, LLC

LATITUDE: 36.156743 LONGITUDE: -86.854158



FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **5409 Illinois Avenue
Nashville, Tennessee**

Map No. **091 10 0**
Parcel Nos. **389.00**

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 389.00, Davidson County Tax Map 091-10-0, containing 0.11 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.

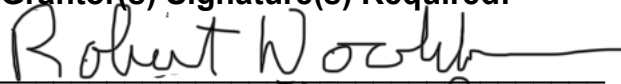
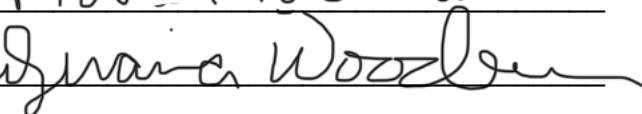
It is agreed should the Metropolitan Government exercise said right or option within the time set out above, that Grantor(s) will be paid the Fair Market Value of Three Hundred Forty-Six Thousand No Hundred and No/100ths Dollars (\$346,000.00) upon execution of the aforesaid deed to the Metropolitan 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 30th day of April 2026.

Grantor(s) Signature(s) Required:

For the Metropolitan Government:

**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. 28 on the Plan of Revised Plan of Section One, Morrow Meadows of record in Plat Book 2083, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the southerly side of Illinois Avenue and runs back 140 feet on the easterly line and 90 feet on the easterly line to a dead line, measuring 70.71 feet thereon.

Being the same property conveyed to Allen Odel Spears and wife, Mai Belle Spears by deed from Winford M. Campbell and mother, Mattie Sue Campbell of record in Book 4189, page 360, Register's Office for Davidson County.

Also being the same property conveyed to Michael Ibach, unmarried by Warranty deed from Jayson Ezra Phillips of record in Instrument No. 20170612-0058825 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 12, 2017.

Being also known as 5409 Illinois Avenue, Nashville, Tennessee 37209

Parcel Map Attached

GENERAL PROPERTY INFORMATION

Map & Parcel: 091 10 0 389.00	Location: 5409 ILLINOIS AVE NASHVILLE 37209
Current Owner: TARK, LLC	Land Area: 0.11 ACRES
Mailing Address: 430 E MALIBU DR TEMPE AZ 85282	Most Recent Sale Date: 6/18/2021
Jurisdiction: 3	Most Recent Sale Price: \$275,000
Neighborhood: 1228	Deed Reference: 20210621-0082981
	Tax District: USD

CURRENT PROPERTY APPRAISAL

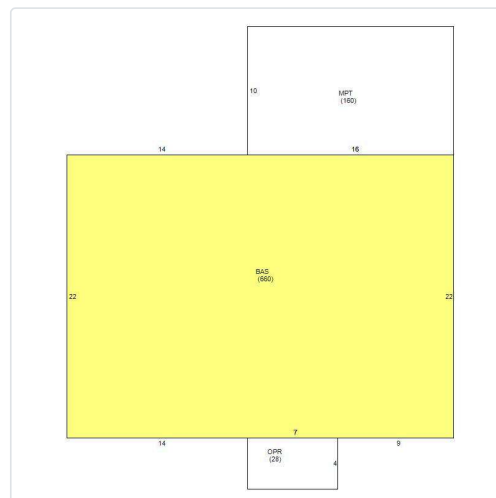
Assessment Year: 2025	Assessment Classification: RES
Land Value: \$108,000	Assessment Land: \$27,000
Improvement Value: \$159,600	Assessment Improvement: \$39,900
Total Appraisal Value: \$267,600	Assessment Total: \$66,900

LEGAL DESCRIPTION

LOT 28 SEC 1 MORROW MEADOWS

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 4	Exterior Wall: FRAME
Year Built: 1955	Beds: 2	Frame Type: RESD FRAME
Square Footage: 660	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.