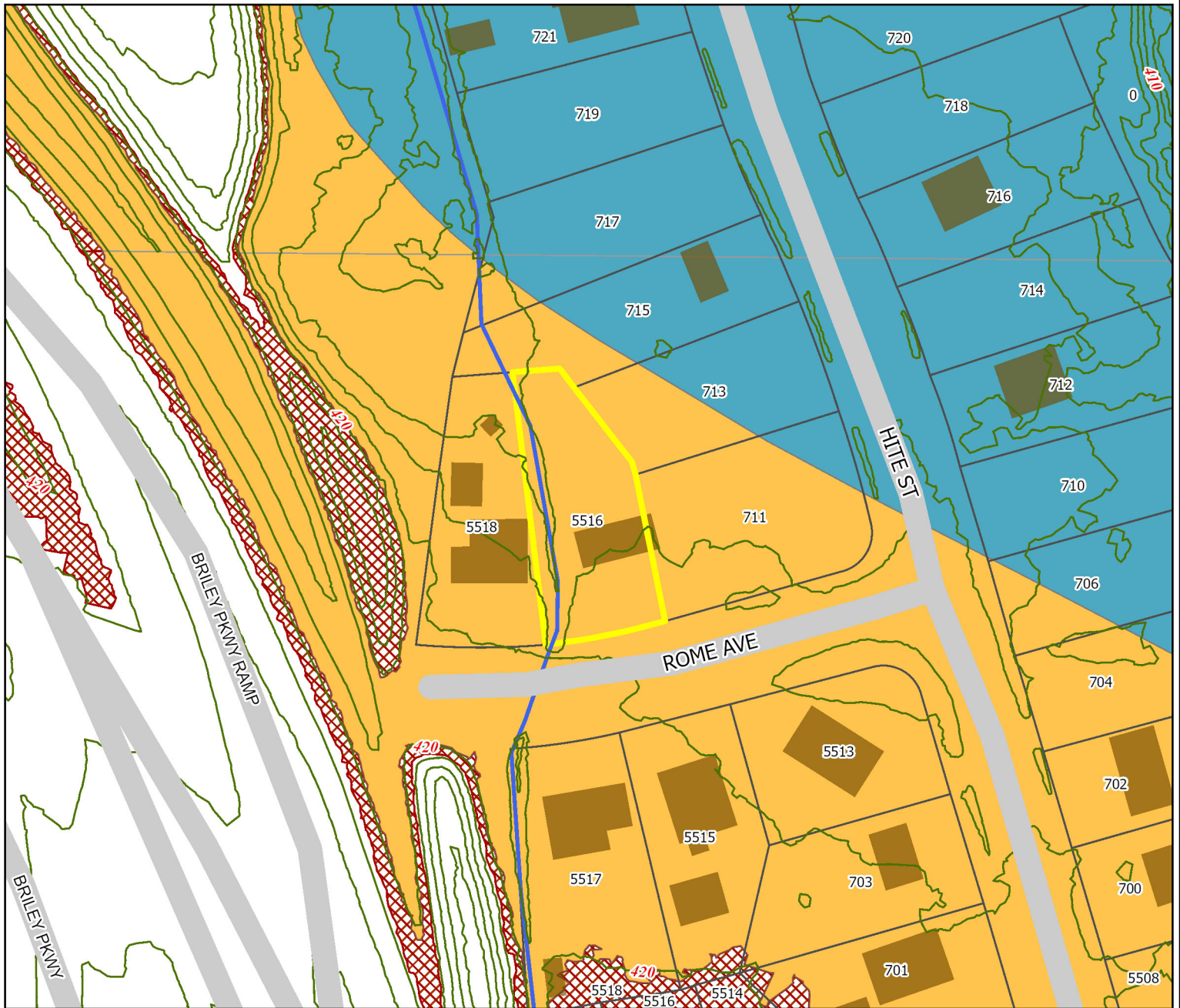


5516 Rome Avenue



- 5516 Rome Avenue
- Contour Elevation Lines (2 ft)
- Streams
- Building Footprints
- Parcel Lines
- Waterbodies
- FEMA Floodway
- FEMA 100-Year Floodplain
- FEMA 500-Year Floodplain
- Street Centerlines

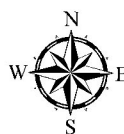


PARCEL NO: 09110008800

LS PROPERTIES, LLC

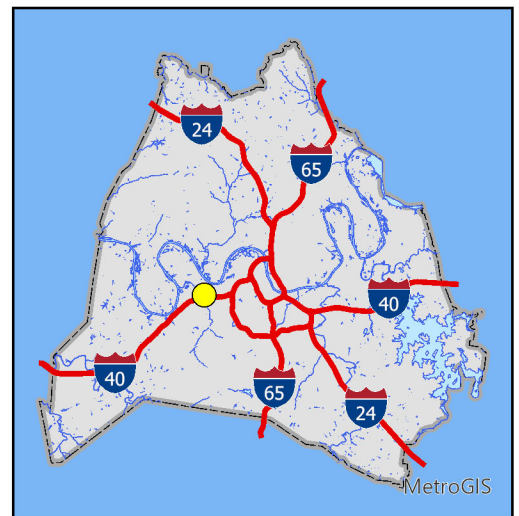
LATITUDE:
36.155887

LONGITUDE:
-86.856931



100

Feet



FEE SIMPLE ACQUISITION OPTION

Project: **Acquisition for Metropolitan Water Services**

Property Address: **5516 Rome Avenue
Nashville, Tennessee**

Map No. 091 10 0
Parcel Nos. 088.00

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 088.00, Davidson County Tax Map 091 10 0, containing 0.16 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-Seven Thousand No Hundred and No/100ths Dollars (\$347,000.00) 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 28th Day of May 2026.

Grantor(s) Signature(s) Required:

Signed by:

William S. W. Drennan

1BE0687DA9F346C...

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. 95, on the Plan of Urbandale, Section I, as of record in Book 1835, Page 45, Register's Office for said County, described as follows:

Beginning on the northerly margin of Rome Avenue, at the Corner of Lot Nos. 94 and 95; thence with the line between said lots northwardly 140 feet; thence eastwardly 26 feet; thence South 40 Deg. 02 Min. East, 61.25; thence South 20 Deg. 30 Min. East, 80 feet to the northerly margin of Rome Avenue; thence with the northerly margin of same, westwardly 66 feet to the BEGINNING.

Being the same property conveyed to William Edward Brooks by Warranty Deed dated January 26, 1998, from James David Brooks and wife, Anita R. Brooks of record in Book 10769, Page 968, in the Register's Office for Davidson County, Tennessee. William Edward Brooks died on or about July 5, 2015. See also Probate File #16P1319, of record in Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on Plat of record in Book 1835, Page 45, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easement of record, (4) building restrictions, and (5) other matters of public record.

Being also known as 5516 Rome Avenue, Nashville, Tennessee 37209

Parcel Map Attached

GENERAL PROPERTY INFORMATION

Map & Parcel: 091 10 0 088.00	Location: 5516 ROME AVE NASHVILLE 37209
Current Owner: LS PROPERTIES, LLC	Land Area: 0.16 ACRES
Mailing Address: 5516 ROME AVE NASHVILLE TN 37209	Most Recent Sale Date: 12/09/2016
Jurisdiction: 3	Most Recent Sale Price: \$136,000
Neighborhood: 1228	Deed Reference: 20161214-0131074
	Tax District: USD

CURRENT PROPERTY APPRAISAL

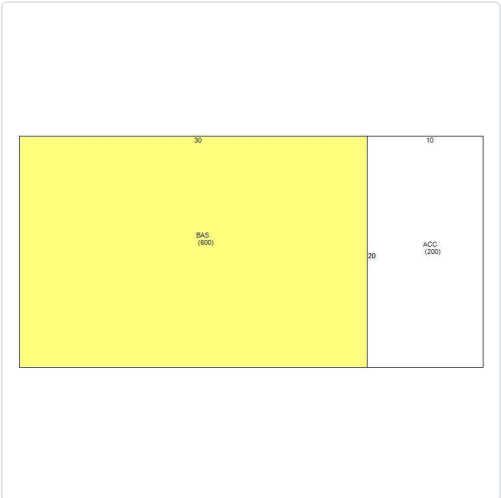
Assessment Year: 2026	Assessment Classification: RES
Land Value: \$140,000	Assessment Land: \$35,000
Improvement Value: \$115,900	Assessment Improvement: \$28,975
Total Appraisal Value: \$255,900	Assessment Total: \$63,975

LEGAL DESCRIPTION

LOT 95 SEC 1 URBANDALE

IMPROVEMENT ATTRIBUTES - CARD 1

Building Type: SINGLE FAM	Rooms: 4	Exterior Wall: FRAME
Year Built: 1951	Beds: 2	Frame Type: TYPICAL
Square Footage: 600	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.