

December Commercial Sales

Zone	Parcel ID	Land Use	Property Address	Suite/C	Property City	Sale Date	Sale Price	Legal Reference	Sold A	Multiple
1	093 15 0 375.00	VACANT COMMERCIAL LAND	49 WHARF AVE		NASHVILLE	12/6/2024	552,000.00	20241211-0096160	Yes	Yes
1	093 15 0 374.00	VACANT COMMERCIAL LAND	51 WHARF AVE		NASHVILLE	12/6/2024	552,000.00	20241211-0096160	Yes	Yes
1	105 07 0 482.00	LIGHT MANUFACTURING	601 MERRITT AVE		NASHVILLE	1/29/2025	4,100,000.00	20250129-0006972	No	No
1	105 16 0 080.00	OFFICE BLDG (ONE OR TWO)	2015 GLADSTONE AVE		NASHVILLE	2/28/2025	2,600,000.00	20250304-0016361	No	No
1	106 10 0 018.00	OFFICE BLDG (ONE OR TWO)	255 BLANTON AVE		NASHVILLE	12/3/2024	1,216,000.00	20241203-0093845	No	No
1	106 10 0 020.00	TERMINAL/DISTRIBUTION Y	208 BLANTON AVE		NASHVILLE	12/17/2024	3,900,000.00	20241218-0098032	No	No
1	118 07 0 110.00	SMALL SERVICE SHOP	612 W IRIS DR		NASHVILLE	1/17/2025	1,342,649.00	20250117-0004061	No	No
1	118 07 0 214.00	SINGLE FAMILY	436 E IRIS DR		NASHVILLE	12/13/2024	1,353,500.00	20241216-0097277	No	No
1	118 11 0 040.00	SINGLE FAMILY	2830 AZALEA PL		NASHVILLE	12/23/2024	1,523,000.00	20241226-0099764	No	No
1	118 11 0 112.00	OFFICE BLDG (ONE OR TWO)	2824 ERICA PL		NASHVILLE	12/19/2024	1,250,000.00	20241226-0099420	No	No
1	119 01 0 158.00	OFFICE BLDG (ONE OR TWO)	2211 DORTCH AVE		NASHVILLE	12/30/2024	800,000.00	20250102-0000090	No	No
1	119 10 0 196.00	MEDICAL OFFICE (ONE OR TWO)	197 THOMPSON LN		NASHVILLE	3/13/2025	615,000.00	20250319-0019941	No	No
1	133 02 0 238.00	SMALL SERVICE SHOP	3417 NOLENSVILLE PIKE		NASHVILLE	1/3/2025	700,000.00	20250106-0001046	No	No
1	133 05 0 047.00	DUPLEX	509 VERITAS ST		NASHVILLE	2/19/2025	305,000.00	20250224-0013326	No	No
1	133 10 0 047.00	ONE STORY GENERAL RET	3807 NOLENSVILLE PIKE		NASHVILLE	1/3/2025	1,200,000.00	20250107-0001222	No	No
1	161 04 0 104.00	ONE STORY GENERAL RET	396 TUSCULUM RD		NASHVILLE	12/17/2024	850,000.00	20241219-0098771	No	No
1	105 08 0D 002.00	SINGLE FAMILY	83 B FACTORY ST		NASHVILLE	3/4/2025	650,000.00	20250310-0017959	No	No
2	142 02 0F 001.00		7518 A HIGHWAY 70 S		NASHVILLE	2/14/2025	2,200,000.00	20250221-0012748	No	Yes
2	104 08 0 302.00	OFFICE BLDG (ONE OR TWO)	1602 17TH AVE S		NASHVILLE	1/13/2025	1,700,000.00	20250123-0005346	No	No
2	104 02 0 353.00	OFFICE BLDG (ONE OR TWO)	117 28TH AVE N		NASHVILLE	1/30/2025	2,500,000.00	20250203-0007925	No	No
2	117 01 0 090.00	APARTMENT: WALKUP (B)	701 BOWLING AVE		NASHVILLE	2/4/2025	1,450,000.00	20250206-0008993	No	No

December Commercial Sales

Zone	Parcel ID	Land Use	Property Address	Suite/C	Property City	Sale Date	Sale Price	Legal Reference	Sold A	Multiple
2	142 02 0F 002.00		7518 B HIGHWAY 70 S		NASHVILLE	2/14/2025	2,200,000.00	20250221-0012748	No	Yes
2	092 03 0 403.00	SMALL SERVICE SHOP	2037 JEFFERSON ST		NASHVILLE	2/10/2025	560,000.00	20250220-0012383	No	No
2	092 16 0E 009.00	CONDOMINIUM OFC OR O	1920 ADELICIA ST	300	NASHVILLE	1/21/2025	2,800,000.00	20250128-0006386	No	No
3	091 02 0 243.00	SINGLE FAMILY	5900 CALIFORNIA AVE		NASHVILLE	12/31/2024	450,000.00	20250103-0000638	No	No
3	081 02 0 190.00	RESTURANT/CAFETERIA	2817 CLARKSVILLE PIKE		NASHVILLE	12/23/2024	1,600,000.00	20241227-0100135	No	No
3	091 10 0 055.00	APARTMENT: LOW RISE (B	5700 LESLIE AVE		NASHVILLE	12/18/2024	2,800,000.00	20241219-0098486	No	No
4	070 08 0 125.00	SINGLE FAMILY	2130 GAINS ST		NASHVILLE	12/6/2024	240,000.00	20241211-0096125	No	No
4	059 00 0 230.00	VACANT COMMERCIAL LA	2826 WHITES CREEK PIKE		NASHVILLE	3/13/2025	6,750,000.00	20250319-0019679	No	No
4	022 00 0 229.00	DAY CARE CENTER	3332 UNION HILL RD		JOELTON	1/16/2025	835,000.00	20250117-0003895	No	No
4	021 00 0 235.00	AUTO REPAIR/BODY SHOP	6199 CLARKSVILLE PIKE		JOELTON	12/2/2024	703,500.00	20241204-0094116	No	No
5	040 00 0 145.00	OFFICE BLDG (ONE OR TW	7556 OLD HICKORY BLVD		WHITES CREEK	3/17/2025	450,000.00	20250321-0021072	No	No
5	018 16 0 075.00	ONE STORY GENERAL RET	0 N MAIN ST		GOODLETTSVILLE	12/26/2024	1,686,625.00	20250122-0004862	No	Yes
5	018 16 0 227.00		434 N MAIN ST		GOODLETTSVILLE	12/26/2024	1,686,625.00	20250122-0004862	No	Yes
5	042 01 0 049.00	SMALL SERVICE SHOP	3998 DICKERSON PIKE		NASHVILLE	1/30/2025	935,000.00	20250131-0007459	No	No
5	033 00 0 110.00	SINGLE FAMILY	568 W CAMPBELL RD		GOODLETTSVILLE	3/28/2025	340,000.00	20250401-0024585	No	No
5	026 05 0A 001.00	CONDOMINIUM OFC OR O	405 A TWO MILE PIKE		GOODLETTSVILLE	2/28/2025	500,000.00	20250305-0016608	No	No
5	050 12 0A 002.00	VACANT COMMERCIAL LA	3440 DICKERSON PIKE		NASHVILLE	2/13/2025	2,090,880.00	20250220-0012306	Yes	No
5	019 13 0 015.00	SINGLE FAMILY	115 DEPOT ST		GOODLETTSVILLE	2/4/2025	218,000.00	20250205-0008718	No	No
6	042 16 0 094.00	APARTMENT: LOW RISE (B	202 WOODRUFF ST		MADISON	12/19/2024	1,700,000.00	20241220-0099075	No	No
6	082 08 0 104.00	DUPLEX	928 MCFERRIN AVE		NASHVILLE	4/3/2025	1,050,000.00	20250408-0026688	No	No
6	051 08 0 202.00	QUADPLEX	209 E WEBSTER ST		MADISON	1/31/2025	510,000.00	20250207-0009580	No	No

December Commercial Sales

Zone	Parcel ID	Land Use	Property Address	Suite/	Property City	Sale Date	Sale Price	Legal Reference	Sold At	Multiple
6	083 09 0 008.00	STRIP SHOPPING CENTER	403 GALLATIN AVE		NASHVILLE	12/27/2024	4,950,000.00	20241230-0100985	No	No
6	071 08 0 329.00	SMALL SERVICE SHOP	500 E TRINITY LN		NASHVILLE	12/18/2024	800,000.00	20241230-0100739	No	Yes
6	071 07 0 204.00	SINGLE FAMILY	324 E TRINITY LN		NASHVILLE	1/10/2025	620,000.00	20250128-0006627	No	No
6	043 15 0 164.00	SINGLE FAMILY	1122 OLD HICKORY BLVD		MADISON	2/5/2025	735,000.00	20250220-0012195	No	Yes
6	043 15 0 162.00	SINGLE FAMILY	1120 OLD HICKORY BLVD		MADISON	2/5/2025	735,000.00	20250220-0012195	No	Yes
6	052 01 0 021.00	SINGLE FAMILY	150 HARRIS ST		MADISON	1/29/2025	210,000.00	20250205-0008876	No	No
6	043 15 0 161.00	SINGLE FAMILY	1118 OLD HICKORY BLVD		MADISON	2/5/2025	735,000.00	20250220-0012195	No	Yes
6	043 14 0 060.00	SMALL SERVICE SHOP	656 OLD HICKORY BLVD		MADISON	2/3/2025	259,000.00	20250204-0008339	No	No
6	043 13 0 014.00	SMALL WAREHOUSE	303 OLD HICKORY BLVD		MADISON	1/3/2025	500,000.00	20250106-0000897	No	No
6	060 08 0 076.00	RESTURANT/CAFETERIA	3037 DICKERSON PIKE		NASHVILLE	2/6/2025	1,400,000.00	20250207-0009534	No	No
6	043 05 0 037.00	OFFICE BLDG (ONE OR TW	705 GALLATIN PIKE		MADISON	12/20/2024	1,600,000.00	20241226-0099347	No	No
6	083 09 0 229.00	SINGLE FAMILY	200 S 11TH ST		NASHVILLE	4/8/2025	1,375,000.00	20250408-0026640	No	No
6	034 01 0C 035.00	CONDOMINIUM OFC OR O	110 GLANCY ST	204	GOODLETTSVILLE	12/12/2024	570,000.00	20241216-0097267	No	No
6	026 14 0 054.00	AUTO REPAIR/BODY SHOP	798 RIVERGATE PKWY		GOODLETTSVILLE	2/20/2025	1,578,000.00	20250227-0014415	No	No
6	026 00 0 179.00	FAST FOOD	2228 GALLATIN PIKE		MADISON	1/9/2025	1,850,000.00	20250224-0013553	No	No
6	026 00 0 148.00	AUTO DEALER	2212 GALLATIN PIKE		MADISON	12/5/2024	3,100,000.00	20241213-0096898	No	No
6	043 10 0 059.00	APARTMENT: LOW RISE (B	525 N DUPONT AVE		MADISON	12/10/2024	8,120,000.00	20241220-0099279	No	No
7	044 05 0 213.00	VACANT COMMERCIAL LA	213 BRIDGEWAY AVE		OLD HICKORY	1/23/2025	55,000.00	20250123-0005338	Yes	No
7	095 15 0 007.00	FAST FOOD	2381 ELM HILL PIKE		NASHVILLE	1/8/2025	2,280,000.00	20250127-0005993	No	No
7	065 13 0B 006.00	CONDOMINIUM OFC OR O	4990 LEBANON PIKE		OLD HICKORY	12/9/2024	477,000.00	20241219-0098838	No	Yes
7	065 13 0B 008.00	CONDOMINIUM OFC OR O	4992 LEBANON PIKE		OLD HICKORY	12/9/2024	477,000.00	20241219-0098838	No	Yes

December Commercial Sales

Zone	Parcel ID	Land Use	Property Address	Suite/C	Property City	Sale Date	Sale Price	Legal Reference	Sold A	Multiple
7	094 13 0B 001.00	SINGLE FAMILY	19 A KEITH ST		NASHVILLE	2/5/2025	555,000.00	20250214-0011468	No	No
7	094 13 0B 002.00	SINGLE FAMILY	19 B KEITH ST		NASHVILLE	2/5/2025	569,000.00	20250207-0009589	No	No
7	086 00 0 009.00	STRIP SHOPPING CENTER	3441 LEBANON PIKE		HERMITAGE	12/30/2024	7,777,000.00	20250109-0001897	No	No
7	096 13 0 183.00	MEDICAL OFFICE (ONE OR	936 ALLEN RD		NASHVILLE	2/11/2025	1,175,000.00	20250212-0010775	No	No
7	064 12 0D 001.00	CONDOMINIUM OFC OR O	4777 ANDREW JACKSON	101	HERMITAGE	3/5/2025	500,000.00	20250306-0016884	No	No
7	095 11 0 134.00	APARTMENT: LOW RISE (B	2505 MERRY OAKS DR		NASHVILLE	12/19/2024	1,525,000.00	20241226-0099524	No	No
7	094 13 0 037.00	VACANT INDUSTRIAL LAND	181 LITTLE GREEN ST		NASHVILLE	2/25/2025	643,500.00	20250228-0015220	Yes	Yes
7	086 00 0 237.00	APARTMENT: LOW RISE (B	345 BURNING TREE DR		HERMITAGE	3/17/2025	39,450,000.00	20250319-0019908	No	No
7	094 13 0 034.00	SINGLE FAMILY	179 LITTLE GREEN ST		NASHVILLE	2/25/2025	643,500.00	20250228-0015220	Yes	Yes
7	075 10 0 211.00	FAST FOOD	4115 LEBANON PIKE		HERMITAGE	1/9/2025	2,000,000.00	20250225-001365	No	No
7	094 13 0B 003.00	SINGLE FAMILY	19 C KEITH ST		NASHVILLE	12/17/2024	569,000.00	20250106-0001061	No	No
8	135 00 0 088.00	SINGLE FAMILY	1911 OLD MURFREESBORO P		NASHVILLE	1/30/2025	359,000.00	20250207-0009563	No	No
8	106 00 0 118.00	AUTO DEALER	835 MURFREESBORO PIKE		NASHVILLE	2/12/2025	1,734,000.00	20250213-0010964	No	No
8	120 05 0 198.00	RESTURANT/CAFETERIA	1211 MURFREESBORO PIKE		NASHVILLE	12/18/2024	3,100,000.00	20241226-0099368	No	No
8	149 00 0 162.00	OFFICE BLDG (ONE OR TW	2711 MURFREESBORO PIKE		ANTIOCH	2/3/2025	2,300,000.00	20250205-0008723	No	No
8	135 00 0 020.00	SINGLE FAMILY	2025 RICE AVE		NASHVILLE	3/24/2025	392,000.00	20250326-0022576	No	No
8	135 00 0 087.00	SPLIT CLASS	1915 OLD MURFREESBORO P		NASHVILLE	1/30/2025	410,000.00	20250131-0007621	No	No
9	093 14 0 319.00	PARKING LOT	644 FOGG ST		NASHVILLE	1/24/2025	2,200,000.00	20250128-0006375	Yes	No
9	093 06 4 001.00	RESTURANT/CAFETERIA	322 BROADWAY		NASHVILLE	12/12/2024	75,000,000.00	20241226-0099391	No	No
9	082 13 0 178.00	SPLIT CLASS	1208 7TH AVE N		NASHVILLE	1/17/2025	1,850,000.00	20250121-0004506	No	No

Page 5 of 50

[illegible]

Page 6 of 50

[illegible]

Page 7 of 50

[illegible]

Page 8 of 50

[illegible]

Page 9 of 50

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale

December Commercial Sales

Parcels Involved in Sale