



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday November 10, 2025

8:30 AM & 1:00 PM

Property Assessor's Office, Howard Office Building, 2<sup>nd</sup> Floor,  
700 President Ronald Reagan Way, Suite 210

- I. Call To Order
- II. Roll Call

Members present included: Mr. Carnell Scruggs, Dr. Truitt Ellis, and Ms. Deb Dawson. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: Review and approval of the minutes from Monday November 3, 2025, Motion by Truitt Ellis, second by Carnell Scruggs, unanimously approved.
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Kimbro Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 079.00  
2112 Charlotte Ave , Nashville TN 37203

Motion to Change the Total value to \$6,861,000, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$4,573,800 and Improvement value reduced to \$2,287,200.

1200 Broadway, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 093 09 0F 001.00  
1202 Broadway , Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

ULAX Estates, Inc.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 102 08 0 001.00  
0 Old Hickory Blvd , Nashville TN 37209

Motion to Change the Total Land value to \$154,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value reduced to \$154,000.

ULAX Estates, Inc.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 102 08 0 117.00  
3710 Annex Ave , Nashville TN 37209

Motion to No Change the Total value of \$31,248,500, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$27,648,600 and Improvement value of \$3,599,900.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 103 06 0 154.00  
204 White Bridge Pike , Nashville TN 37209

Motion to Change the Total value to \$3,750,000, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$2,123,600 and Improvement value reduced to \$1,626,400.

DEL/Dane III, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 104 04 0 130.00  
9 Music Sq S , Nashville TN 37203

Motion to Change the Total value to \$1,827,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value reduced to \$1,537,800 and Improvement value of \$289,200.

Welton Investments, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 106 00 0 168.00  
1631 Elm Hill Pike , Nashville TN 37210

Motion to Change the Total value to \$3,730,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$1,947,100 and Improvement value reduced to \$1,782,900.

Jewell Investments, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 142 00 0 049.00  
7201 Highway 70 S , Nashville TN 37221

Motion to Change the Total value to \$5,000,000, by Truitt Ellis, second by Carnell Scruggs,  
unanimously approved. Land value of \$4,129,500 and Improvement value reduced to \$870,500.

Caspian Court, LLC & Caspian RGGGA, LLCM  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 142 0 0 106.00  
0 Highway 70 S, Nashville TN 37221

At the request of the appellant, this appeal is hereby withdrawn.

Metro Manor, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 142 0 0 143.00  
7689 Highway 70 S, Nashville TN 37221

At the request of the appellant, this appeal is hereby withdrawn.

Caspian Court, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 142 00 0 370.00  
7033 Highway 70 S , Nashville TN 37221

Motion to Change the Total value to \$3,448,000, by Truitt Ellis, second by Carnell Scruggs,  
unanimously approved. Land value of \$3,057,100 and Improvement value reduced to \$390,900.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 161 00 0 275.00  
5701 Edmondson Pike , Nashville TN 37211

Motion to Change the Total value to \$3,850,000, by Truitt Ellis, second by Carnell Scruggs,  
unanimously approved. Land value of \$1,620,400 and Improvement value reduced to \$2,229,600.

Kimbros Family Properties, GP  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 163 00 0 193.00  
5272 Cane Ridge Rd, Antioch Nashville TN 37013

Motion to Change the Total value to \$3,950,000, by Truitt Ellis, second by Carnell Scruggs,  
unanimously approved. Land value of \$1,176,100 and Improvement value reduced to \$2,773,900.

This concluded the morning session. Since there was time to continue and the appellant remained the  
same, the Board went ahead and heard the afternoon parcels.

1:00 PM

1308 McGavock, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 072 07 0 233.00  
1308 McGavock Pike, Nashville TN 37216

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 07 0 341.00  
596 21<sup>st</sup> Ave N, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 023.00  
2210 Clifton Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 024.00  
2200 Clifton Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 025.00  
2106 Clifton Ave, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 027.01  
0 21<sup>st</sup> Ave N, Nashville TN 37203

At the request of the appellant, this appeal is hereby withdrawn.

Kimbros Equities I, G.P.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 092 11 0 090.01  
2215 Clifton Ave, Nashville TN 37209

At the request of the appellant, this appeal is hereby withdrawn.

TETK Management, LLC & 5517 Katina Realty Corp  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 135 14 0B 091.00  
2241 Murfreesboro Pike, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

Metro Manor, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 142 00 0 359.00  
7810 Coley Davis Rd , Nashville TN 37221

Motion to Change the Total Land value to \$288,000, by Carnell Scruggs, second by Truitt Ellis,  
unanimously approved. Land value reduced to \$288,000.

WMB Properties, G.P.  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 156 09 0A 013.00  
8000 Highway 100 , Nashville TN 37221

Motion to Change the Total value to \$2,871,000, by Carnell Scruggs, second by Truitt Ellis,  
unanimously approved. Land value of \$1,187,900 and Improvement value reduced to \$1,683,100.

Kimbro Equities I  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 161 00 0 202.00  
5455 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$2,290,000, by Carnell Scruggs, second by Truitt Ellis,  
unanimously approved. Land value of \$975,700 and Improvement value reduced to \$1,314,300.

BYT Partners, GP  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 161 00 0 278.00  
471 Old Hickory Blvd, Brentwood TN 37027

Motion to Change the Total value to \$2,518,000, by Carnell Scruggs, second by Truitt Ellis,  
unanimously approved. Land value of \$1,385,200 and Improvement value reduced to \$1,132,800.

Nash Dawg LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 161 08 0 027.00  
5228 Nolensville Pike, Nashville TN 37211

Motion to Change the Total value to \$2,240,000, by Carnell Scruggs, second by Truitt Ellis,  
unanimously approved. Land value of \$954,000 and Improvement value reduced to \$1,286,000.

Fat Sugar Salt, LLC  
Clint Carter with The Aegis Group, LLC, appeared  
Parcel ID 163 00 0 418.00  
915 Bell Rd, Antioch TN 37013

At the request of the appellant, this appeal is hereby withdrawn.

VI. Adjournment

Motion to adjourn by Carnell Scruggs, second by Truitt Ellis, unanimously approved.

Meeting adjourned 10:35 AM.

**ATTEST:**

**APPROVED:**

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