



## MINUTES

### INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

**Tuesday May 12, 2026**

**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, Mr. John Green, and Ms. Deb Dawson. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

- III. Review and Approval of Minutes: Approval of the minutes from the meetings of Wednesday April 29, 2026, and Thursday April 30, 2026, Motion by John Green, second by Carnell Scruggs, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

Maymee M. Cantrell & Harvey Testamentary Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 026 14 0 020.00  
801 Rivergate Pkwy, Goodlettsville, TN 37072

Motion to No Change the Total value of \$851,500, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$407,300 and Improvement value of \$444,200.

Maymee M. Cantrell & Harvey Testamentary Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 026 14 0 043.00  
805 Rivergate Pkwy, Goodlettsville, TN 37072

Motion to No Change the Total value of \$525,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$251,800 and Improvement value of \$273,200.

Maymee M. Cantrell & Harvey, Testamentary Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 034 02 0 001.00  
807 Rivergate Pkwy, Goodlettsville, TN 37072

Motion to Change the Total value to \$960,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$444,300 and Improvement value reduced to \$515,700.

Maymee M. Cantrell & Harvey, Testamentary Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 034 02 0 091.00  
809 Rivergate Pkwy, Goodlettsville, TN 37072

Motion to Change the Total value to \$1,150,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$555,400 and Improvement value reduced to \$594,600.

Maymee M. Cantrell & Harvey, Testamentary Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 034 02 0 094.00  
813 Rivergate Pkwy, Goodlettsville, TN 37072

Motion to No Change the Total value of \$1,366,700, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$422,100 and Improvement value of \$944,600.

Jackson's Old Hickory Country Club, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 053 00 0 011.00  
1904 Old Hickory Blvd, Old Hickory, TN 37138

Motion to Change the Total value to \$9,426,300, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$2,845,500 and Improvement value reduced to \$6,580,800.

Jackson's Old Hickory Country Club, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 053 11 0 025.00  
110 Park Cir, Old Hickory, TN 37138

Motion to No Change the Total Land value of \$125,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$125,000.

Jackson's Old Hickory Country Club, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 053 11 0 027.00  
106 Park Cir, Old Hickory, TN 37138

Motion to No Change the Total Land value of \$125,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$125,000.

Jackson's Old Hickory Country Club, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 053 11 0A 011.00  
317 Hurst Dr, Old Hickory, TN 37138

Motion to No Change the Total Land value of \$73,700, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$73,700.

Jakie D. Cook  
Jay Catignani with Property Tax Consultants  
Parcel ID 091 11 0 287.00  
5211 Alabama Ave, Nashville, TN 37209

Motion to Change the Total value to \$600,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$562,500 and Improvement value reduced to \$37,500.

Primo Holdings  
Jay Catignani with Property Tax Consultants  
Parcel ID 091 14 0 147.00  
5631 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$2,000,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$1,143,500 and Improvement value reduced to \$856,500.

Greer Partnership  
Jay Catignani with Property Tax Consultants  
Parcel ID 102 00 0 043.00  
7104 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$1,520,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$814,600 and Improvement value reduced to \$705,400.

James A. Lewis & Hilda Lewis & Lewis Inv Inc.  
Jay Catignani with Property Tax Consultants  
Parcel ID 102 08 0 059.00  
6601 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$2,900,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value of \$2,689,800 and Improvement value reduced to \$210,200.

Betty G. Richardson, ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 104 03 0 009.00  
2714 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$5,000,000, by Carnell Scruggs, second by John Green, unanimously approved. Land value reduced to \$4,934,800 and Improvement value of \$65,200.

Belle Meade Country Club  
Jay Catignani with Property Tax Consultants  
Parcel ID 130 02 0 101.00  
0 Belle Meade Blvd, Nashville, TN 37205

Motion to No Change the Total value of \$3,576,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$3,292,100 and Improvement value of \$283,900..

Belle Meade Country Club  
Jay Catignani with Property Tax Consultants  
Parcel ID 130 06 0 011.00  
815 Belle Meade Blvd, Nashville, TN 37205

Motion to No Change the Total value of \$31,288,900, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$10,234,000 and Improvement value of \$21,054,900..

Belle Meade Country Club  
Jay Catignani with Property Tax Consultants  
Parcel ID 130 06 0 036.00  
0 Jackson Blvd, Nashville, TN 37205

Motion to No Change the Total Land value of \$196,800, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$196,800.

Karl Peters & Ann Peters  
Jay Catignani with Property Tax Consultants  
Parcel ID 147 03 0 066.00  
4097 Nolensville Pike, Nashville, TN 37211

Motion to Change the Total value to \$1,740,000, by John Green, second by Carnell Scruggs, unanimously approved. Land value of \$688,200 and Improvement value reduced to \$1,051,800.

This concluded the morning session at 10:10 AM. Motion to recess until the 1:00 PM session, Motion by John Green, second by Carnell Scruggs, unanimously approved.

VI. Roll Call

Members present included: Ms. Alexa Backner, Mr. Scott Tyrone, and Ms. Lori Caste. Also present were Herman Ruben, and Nathan Burton, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting; Motion by Lori Caste, second by Scott Tyrone, unanimously approved

VII. Appeals:

1:00 PM

Hobbs & Sons, L.P.  
Jay Catignani with Property Tax Consultants  
Parcel ID 062 00 0 248.00  
2471 McGavock Pike, Nashville, TN 37214

Motion to Change the Total value to \$2,661,850, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$566,050 and Improvement value of \$2,095,800.

Kyung M. Pang  
Jay Catignani with Property Tax Consultants  
Parcel ID 075 13 0 213.00  
4000 Lebanon Pike, Hermitage, TN 37076

Motion to Change the Total value to \$1,000,000, by Scott Tyrone, second by Lori Caste, unanimously approved. Land value reduced to \$601,100 and Improvement value reduced to \$398,900.

GTH Strategic Realty LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 083 09 0 416.00  
1401 Woodland St, Nashville, TN 37206

Motion to Change the Total value to \$558,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$557,000 and Improvement value reduced to \$1,000.

GTH Strategic Realty LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 083 13 0 289.00  
1401 Fatherland St, Nashville, TN 37206

Motion to Change the Total value to \$1,880,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$1,854,600 and Improvement value of \$25,400.

Wentworth Caldwell, Jr., Revocable Trust  
Jay Catignani with Property Tax Consultants  
Parcel ID 092 12 0 485.00  
1702 West End Ave, Nashville, TN 37203

Motion to Change the Total value to \$10,618,700, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$10,575,000 and Improvement value of \$43,700.

3808 Park Avenue Partners, LLC  
Jay Catignani with Property Tax Consultants  
Parcel ID 092 13 0 020.00  
3808 Park Ave, Nashville, TN 37209

Motion to No Change the Total value of \$913,700, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$537,600 and Improvement value of \$376,100.

The First Evangelical Lutheran Church  
Jay Catignani with Property Tax Consultants  
Parcel ID 093 10 0 010.00  
125 8<sup>th</sup> Ave S, Nashville, TN 37203

Motion to Change the Total value to \$7,700,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$7,670,300 and Improvement value of \$29,700.

The First Evangelical Lutheran Church  
Jay Catignani with Property Tax Consultants  
Parcel ID 093 10 0 012.00  
121 8<sup>th</sup> Ave S, Nashville, TN 37203

Motion to Change the Total value to \$14,300,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$14,246,000 and Improvement value of \$54,000.

Tina Miller & Tony Greer, CO-TRS  
Jay Catignani with Property Tax Consultants  
Parcel ID 103 01 0 010.00  
6302 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$2,475,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value reduced to \$2,474,000 and Improvement value reduced to \$1,000.

Tina Miller & Tony Greer, CO-TRS  
Jay Catignani with Property Tax Consultants  
Parcel ID 103 01 0 018.00  
6208 Charlotte Pike, Nashville, TN 37209

Motion to Change the Total value to \$2,300,000, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$2,156,300 and Improvement value reduced to \$143,700.

Cynthia Ann Phillips Strinich REV Living Trust ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 105 10 0 036.00  
1909 8<sup>th</sup> Ave S, Nashville, TN 37203

Motion to No Change the Total value of \$6,088,800, by Lori Caste, second by Scott Tyrone, unanimously approved. Land value of \$6,064,000 and Improvement value of \$24,800.

Augustus Stanford Cannon Trust & ET AL  
Jay Catignani with Property Tax Consultants  
Parcel ID 120 02 0 047.00  
1330 Vultee Blvd, Nashville, TN 37217

Motion to Change the Total value to \$880,000, by Lori Caste, second by Scott Tyrone,  
unanimously approved. Land value of \$176,400 and Improvement value reduced to \$703,600.

James Bryan Lewis & Hilda M. Lewis, Co-Trustees  
Jay Catignani with Property Tax Consultants  
Parcel ID 133 15 0 104.00  
539 Paragon Mills Rd, Nashville, TN 37211

Motion to Change the Total value to \$1,170,000, by Lori Caste, second by Scott Tyrone,  
unanimously approved. Land value of \$268,300 and Improvement value reduced to \$901,700.

VIII. Adjournment

Motion to adjourn by Lori Caste, second by Scott Tyrone, unanimously approved.

Meeting adjourned 2:05 PM.

**ATTEST:**

**APPROVED:**

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