



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Thursday September 17, 2026

8:30 AM & 1:00 PM

**Property Assessor's Office, Howard Office Building, 2nd Floor,
700 President Ronald Reagan Way, Suite 210**

I. Call To Order

II. Roll Call

Members present included: Ms. Deb Dawson, Mr. Derrick Starks, and Ms. Alexa Backner. Also present were Herman Ruben and Andrea Wandell, with the Office of the Property Assessor. Richard Hunt and Caren Nichol with Evans and Petree appeared on behalf of the property owners.

III. Review and Approval of Minutes:

IV. New Business:

V. Public Comment Period

VI. Appeals:

8:30 AM

CF Net Lease Portfolio III DST
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 091 14 0 100.00
5600 Charlotte Pike, Nashville TN 37209

Motion to Change the Total Value to \$4,735,000, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value reduced to \$4,734,000 and Improvement value reduced to \$1,000.

W & K Witt Family LP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 092 12 0 524.00
1804 Charlotte Ave, Nashville TN 37203

Motion to Change the Total Value to \$11,900,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value reduced to \$11,899,000 and Improvement value reduced to \$1,000.

Newco ARC LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 1 055.00
217 4th Ave N, Nashville TN 37219

Parcel previously scheduled on 09-01-2026 AM session, was continued to allow for a Field Review. Field Review has not been completed and the independent MBOE motioned to continue this parcel until 10-21-2026 session, Motion by Alexa Backner, second by Derrick Starks, unanimously approved.

2421 LPMP, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 095 04 0 028.00
2421 Lebanon Pike, Nashville TN 37214

At the request of the appellant, this appeal is hereby withdrawn.

Teachers' Retirement System-State of Kentucky
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 096 13 0 150.00
518 Donelson Pike, Nashville TN 37214

Motion to Change the Total Value to \$4,722,000, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$2,482,900 and Improvement value reduced to \$2,239,100.

Sudekum, L.P.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 103 15 0 039.00
4243 Harding Pike, Nashville TN 37205

Motion to Change the Total Value to \$6,435,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value reduced to \$6,434,000 and Improvement value reduced to \$1,000.

Rochford-Tate, GP
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 02 0 317.00
3010 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$11,216,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value reduced to \$10,833,100 and Improvement value of \$382,900.

Drug Store Acquisitions Holding, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 106 16 0 087.00
1083 Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total Value to \$4,333,000, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$781,500 and Improvement value reduced to \$3,551,500.

Alva H. Wilk Real Estate Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 135.00
2101 Abbott Martin Rd, Nashville TN 37215

Motion to Change the Total Value to \$16,727,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$16,291,400 and Improvement value reduced to \$435,600.

CA-Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 02 0 181.00 001
0 Franklin Pike, Nashville TN 37204

Motion to Change the Total Value to \$5,040,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value reduced to \$5,039,000 and Improvement value reduced to \$1,000.

CA-Nashville, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 118 02 0 181.00 002
0 Kirkwood Ave, Nashville TN 37204

Motion to Change the Total Value to \$3,360,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value reduced to \$3,359,000 and Improvement value reduced to \$1,000.

Sarex AA, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 119 09 0 122.00
2819 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$3,069,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$2,066,200 and Improvement value of \$1,002,800.

Katherine Healan Baker, Trustee
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 01 0 096.00
5301 Harding Pike, Nashville TN 37205

Motion to No Change the Total Value of \$904,200, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$857,300 and Improvement value of \$46,900.

Harding Pike Properties, L.P.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 130 01 0 097.00
5303 Harding Pike, Nashville TN 37205

Motion to Change the Total Value to \$4,095,800, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$2,007,300 and Improvement value reduced to \$2,088,500.

ALD Realty Co., Inc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 135 00 0 400.00
2244 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$3,974,100, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$993,200 and Improvement value of \$2,980,900.

HADJ LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 142 00 0 221.00
7601 Highway 70 S, Nashville TN 37221

Motion to Change the Total Value to \$4,944,000, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$4,338,500 and Improvement value reduced to \$605,500.

H.G. Hill Realty Co.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 147 07 0 244.00
4201 Nolensville Pike, Nashville TN 37211

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

2909 Murfreesboro Pike Antioch LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 150 00 0 263.00
2909 Murfreesboro Pike, Antioch TN 37013

Motion to No Change the Total Value of \$4,266,100, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$972,700 and Improvement value of \$3,293,400.

M & M Tennessee Investments, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 155 00 0 113.00
8110 Highway 100, Nashville TN 37221

Motion to No Change the Total Value of \$5,263,400, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$2,966,400 and Improvement value of \$2,297,000.

Stewart Family Limited Partnership
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 033.00
5555 Edmondson Pike, Nashville TN 37211

Motion to Change the Total Value to \$4,325,000, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$2,693,200 and Improvement value reduced to \$1,631,800.

H.G. Hill Realty Co.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 161 00 0 205.00
5429 Nolensville Pike, Nashville TN 37211

Motion to Change the Total Value to \$3,822,000, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$3,317,500 and Improvement value reduced to \$504,500.

Benson 2013 Joint Revocable Trust
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 162 00 0 285.00
1301 Bell Rd, Antioch TN 37013

Motion to No Change the Total Value of \$3,753,900, by Derrick Starks, second by Alexa Backner, unanimously approved. Land value of \$1,698,800 and Improvement value of \$2,055,100.

JL Brentwood, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 181 00 0 010.00
6815 Nolensville Pike, Brentwood TN 37027

Motion to Change the Total Value to \$5,135,500, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$1,991,700 and Improvement value reduced to \$3,143,800.

JL Brentwood, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 181 00 0 196.00
6821 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total Value of \$404,500, by Alexa Backner, second by Derrick Starks, unanimously approved. Land value of \$404,500.

This concluded the 8:30 AM session. Motion to recess until the 1PM session, by Alexa Backner, second by Derrick Starks, unanimously approved, at 12:45 PM.

VII. Roll Call

Members present included: Mr. John Green, Mr. Bruce Pierce, and Ms. Melba Jackson. Also present were Herman Ruben and Nathan Burton, with the Office of the Property Assessor. Richard Hunt with Evans and Petree appeared on behalf of the property owners. Tom Morales and Lauren Morales, appeared as tenants to the Acme Feed and Seed appeal.

****NOTE**** Due to the Chair nor Vice Chair being present for this meeting, the independent MBOE elected Ms. Melba Jackson, Temporary Chair for this meeting, Motion by John Green, second by Bruce Pierce, unanimously approved.

VIII. Appeals:

1:00 PM

The Gifford Partnership
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 022 00 0 200.00
231 Gifford Pl, Joelton TN 37080

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

Whites Creek Bank & Trust Co.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 040 00 0 040.00
0 Whites Creek Pike, Whites Creek TN 37189

Motion to No Change the Total Land Value of \$28,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$28,300.

Whites Creek Bank & Trust Co.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 040 00 0 044.00
4410 Whites Creek Pike, Whites Creek TN 37189

Motion to Change the Total Value to \$595,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$39,200 and Improvement value reduced to \$556,100.

Madison Center Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 051 00 0 154.00
0 Walton Ln, Madison TN 37115

Motion to No Change the Total Land Value of \$270,800, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$270,800.

Madison Center Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 051 00 0 180.00
1508 Gallatin Pike N, Madison TN 37115

Motion to No Change the Total Value of \$16,241,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,647,300 and Improvement value of \$9,594,300.

Farhad Davachi & Mehrnoosh Davachi
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 051 08 0 219.00
1206 Gallatin Pike, Madison TN 37115

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

First Tennessee Bank National Assn.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 070 16 0 038.00
2110 Rosa L. Parks Blvd, Nashville TN 37228

Motion to continue this parcel until 10-21-2026 session, Motion by John Green, second by Bruce Pierce, unanimously approved.

First Tennessee Bank, N.A.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 072 03 0 175.00
3518 Gallatin Pike N, Nashville TN 37216

Motion to Change the Total Value to \$1,786,000, by Bruce Pierce, second by John Green, unanimously approved. Land value reduced to \$1,555,300 and Improvement value of \$230,700.

First Tennessee Bank National Assoc.
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 075 04 0 246.00
4771 Lebanon Pike, Hermitage TN 37076

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

V3 Aviation, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 079 00 0 034.00 002
0 Tune Airport Dr, Nashville TN 37209

Motion to No Change the Total Improvement Value of \$4,219,600, by John Green, second by Bruce Pierce, unanimously approved. Improvement value of \$4,219,600.

First Tennessee Bank Nat'l. Association
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 083 09 0 487.00
965 Woodland St, Nashville TN 37206

Motion to No Change the Total Value of \$3,620,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,397,700 and Improvement value of \$222,600.

Wildhorse Saloon Entertainment
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 081.00
120 2nd Ave N, Nashville TN 37201

Motion to No Change the Total Value of \$91,351,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$19,706,700 and Improvement value of \$71,645,200.

Lester L. Turner, Jr., & Currey Thornton Turner, Trustees
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 2 102.00
101 Broadway, Nashville TN 37201

Motion to Change the Total Value to \$39,290,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$9,000,000 and Improvement value reduced to \$30,290,000.

Grand Ole Opry, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 093 06 3 071.00
116 Rep John Lewis Way N, Nashville TN 37219

Motion to No Change the Total Value of \$45,688,900, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$42,485,800 and Improvement value of \$3,203,100.

Greene County Bank
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 095 04 0 185.00
2621 Lebanon Pike, Nashville TN 37214

Motion to continue this parcel until 10-21-2026 session, Motion by John Green, second by Bruce Pierce, unanimously approved.

WPP West End, LLC & We Partners, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 104 02 0 361.00
3011 West End Ave, Nashville TN 37203

Motion to Change the Total Value to \$6,037,000, by Bruce Pierce, second by Melba Jackson, Opposed John Green.. Land value reduced to \$5,634,300 and Improvement value of \$402,700

GTOM GH-1, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 066.00
3811 Hillsboro Pike, Nashville TN 37215

Motion to continue this parcel until 10-21-2026 session, Motion by John Green, second by Bruce Pierce, unanimously approved.

Hillsboro Plaza Retail Partners, III, LLC
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 162.00
3902 Hillsboro Pike, Nashville TN 37215

Motion to continue this parcel until 10-21-2026 session, Motion by John Green, second by Bruce Pierce, unanimously approved.

Abbott Martin Real Estate Partners I
Richard Hunt with Evans and Petree, P.C., appeared
Parcel ID 117 14 0 175.00
2115 Abbott Martin Rd, Nashville TN 37215

Motion to continue this parcel until 10-21-2026 session, Motion by John Green, second by Bruce Pierce, unanimously approved.

IX. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 4:40 PM.

ATTEST:

APPROVED:
