



MINUTES

METROPOLITAN BOARD OF EQUALIZATION

Tuesday January 11, 2022

8:30 AM & 1:00 PM

**Property Assessor's Office, Howard Office Building, 2nd Floor,
700 2nd Avenue South, Suite 210**

- I. Call To Order
- II. Roll Call

Members present included: Mr. Derrick Starks, Mr. Roger Farmer, and Mr. Carnell Scruggs. Also present were Herman Ruben, Pam Williams Ishie and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** The Appeals scheduled for Monday January 10, 2022 at 1:00 PM, Tuesday January 11, 2022 at 8:30 AM and 1:00 PM and Wednesday January 12, 2022 at 8:30 AM were all heard this morning and afternoon, January 11, 2022.

- III. Review and Approval of Minutes: Approval of the Minutes from the MBOE Meetings from December 8, 2021, December 9, 2021, December 10, 2021, December 13, 2021, December 14, 2021, December 15, 2021 and December 16, 2021, Motion by Roger Farmer, second by Carnell Scruggs, unanimously approved.

Prior to the Appeals beginning, the Office of the Property Assessor brought to the attention to the Board, a request made by the Tax Rep Firm of Evans and Petree to move 17 parcels currently scheduled for 04/21/2022 to 01/27/2022. The Board discussed the request and determined by Motion by Carnell Scruggs, second by Roger Farmer, unanimously approved to keep those parcels on the docket for 04/21/2022.

IV. Appeals:

8:30 AM

Graduate Nashville Owner LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 092 16 0 040.00
101 20th Ave N, Nashville TN 37203

Motion to Change the Total Value to \$42,841,478, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$6,316,300 and Improvement Value reduced to \$36,525,178.

NP 5th LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 10 0 490.00
410 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$83,890,800, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$21,170,300 and Improvement Value of \$62,720,500.

(The Next 3 parcels were all heard together)

WILKA Downtown, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 10 0C 001.00
500 Rep John Lewis Way S, Nashville TN 37203

Motion to Change the Total Value to \$28,800,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$4,288,300 and Improvement Value reduced to \$24,511,700.

WILKA Downtown, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 10 0C 002.00
0 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Value of \$4,750,000, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Land Value of \$590,400 and Improvement Value of \$4,159,600.

WILKA Downtown, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 10 0C 900.00 001
0 Rep John Lewis Way S, Nashville TN 37203

Motion to No Change the Total Improved Value of \$5,251,200, by Roger Farmer, second by Carnell Scruggs, unanimously approved. Improvement Value of \$5,251,200. (See attached email for the information relative to the 3 parcels heard together for the values going forward-Motion by Carnell Scruggs, second by Roger Farmer, unanimously approved.)

NNP Royal 2, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 095 00 0 153.00
511 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$5,740,000, by Roger Farmer, second by Carnell Scruggs,
unanimously approved. Land Value of \$1,155,200 and Improvement Value reduced to \$4,584,800.

Shree Investments
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 106 11 0 004.00
714 Spence Ln, Nashville TN 37217

Motion to Change the Total Value to \$6,600,000, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$448,200 and Improvement Value reduced to \$6,151,800.

NNP Royal, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 108 01 0 082.00
800 Royal Pkwy, Nashville TN 37214

Motion to Change the Total Value to \$7,320,000, by Roger Farmer, second by Carnell Scruggs,
unanimously approved. Land Value of \$1,406,100 and Improvement Value reduced to \$5,913,900.

2201 Gallatin PK, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 15 0 039.00
2201 Gallatin Pike, Madison TN 37115

Motion to Change the Total Value to \$10,600,000, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$5,214,100 and Improvement Value reduced to \$5,385,900.

****NOTE**** The above parcels were heard this morning. The Appellants had several parcels that they were
requesting a No Change for and those will be displayed after the parcels that were heard this afternoon.
All of the parcels that were No Changed were approved by the morning Board even though they are listed
under the 1:00 PM information.

V. Adjournment of the Morning Meeting

Motion to adjourn by Carnell Scruggs , second by Roger Farmer, unanimously approved.

Meeting adjourned 11:45 AM.

VI. Roll Call

Members present for the Afternoon session included: Mr. Bob Notestine, Ms. Lori Caste, and Ms. Sharilyn Pettus. Also present were Herman Ruben, and Wes Thomas, with the Office of the Property Assessor.

****NOTE**** The Appeals scheduled for Monday January 10, 2022 at 1:00 PM, Tuesday January 11, 2022 at 8:30 AM and 1:00 PM and Wednesday January 12, 2022 at 8:30 AM were all heard this morning and afternoon, January 11, 2022.

VII. Appeals:

1:00 PM

Curt Hahn
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 081 04 0 237.00
810 Dominican Dr, Nashville TN 37228

Motion to Continue this appeal for a Field Review to determine the square footage of the parcel, by Lori Caste, second by Sharilyn Pettus, unanimously approved.

(3 Parcels heard together)

Square Investment Holdings, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 02 3 156.00
201 Union St, Nashville TN 37201

Motion to Continue this appeal for a Field Review to determine the impact of the 12/25/2020 Bombing on this parcel, by Lori Caste, second by Sharilyn Pettus, unanimously approved.

Square Investment Holdings, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 02 4 003.00
222 2nd Ave N, Nashville TN 37201

Motion to Continue this appeal for a Field Review to determine the impact of the 12/25/2020 Bombing on this parcel, by Lori Caste, second by Sharilyn Pettus, unanimously approved.

Square Investment Holdings, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 02 4 006.00
214 2nd Ave N, Nashville TN 37201

Motion to Continue this appeal for a Field Review to determine the impact of the 12/25/2020 Bombing on this parcel, by Lori Caste, second by Sharilyn Pettus, unanimously approved.

4th & Commerce, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 06 1 096.00
147 4th Ave N, Nashville TN 37219

Motion to Change the Total Value to \$26,663,000, by Lori Caste, second by Sharilyn Pettus, unanimously approved. Land Value of \$10,228,800 and Improvement Value reduced to \$16,434,200.

PS Southeast One, Inc.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 15 0 037.00
825 3rd Ave S, Nashville TN 37210

Motion to Change the Total Value to \$15,000,000, by Sharilyn Pettus, second by Lori Caste, unanimously approved. Land Value of \$3,178,100 and Improvement Value reduced to \$11,821,900.

PS Tennessee L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 15 0 156.00
800 Rep John Lewis Way S, Nashville TN 37203

Motion to Change the Total Value to \$34,000,000, by Lori Caste, second by Sharilyn Pettus, unanimously approved. Land Value of \$8,015,000 and Improvement Value reduced to \$25,985,000.

THE REMAINING PARCELS BELOW WERE ALL NO CHANGED AT THE REQUEST OF THE APPELLANT

Pension Benefit Guaranty Corp., STAT Trustee
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 081 04 0 222.00
2025 Rosa L Parks Blvd, Nashville TN 37228

Motion to No Change the Total Value of \$27,284,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,999,800 and Improvement Value of \$22,284,900.

Nashville Hospitality Concepts, Inc.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 082 10 0 055.00
211 N 1st St, Nashville TN 37213

Motion to No Change the Total Value of \$15,352,300, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,378,400 and Improvement Value of \$12,973,900.

WW Olympus Midtown LP
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 092 12 0 198.00
1700 State St, Nashville TN 37203

Motion to No Change the Total Value of \$36,285,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,950,000 and Improvement Value of \$30,335,800.

Nashville Music Row Hotel Owner, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 092 16 0 394.00
1 Music Sq W, Nashville TN 37203

Motion to No Change the Total Value of \$62,031,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$13,378,400 and Improvement Value of \$48,653,000.

Continental Inns of America, Stadium, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 03 0 077.00
303 Interstate Dr, Nashville TN 37213

Motion to No Change the Total Value of \$9,859,200, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,053,000 and Improvement Value of \$4,806,200.

Dayal, Raman G ET AL
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 03 0 093.00
315 Interstate Dr, Nashville TN 37213

Motion to No Change the Total Value of \$25,638,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,086,000 and Improvement Value of \$24,552,100.

Continental Inns of America, 7th & Union, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 05 2 006.00
701 Union St, Nashville TN 37219

Motion to No Change the Total Value of \$7,214,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$6,307,400 and Improvement Value of \$906,700.

Nashville Hospitality Capital LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 10 0 032.00
807 Clark Pl, Nashville TN 37203

Motion to No Change the Total Value of \$113,338,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$27,050,900 and Improvement Value of \$86,287,900.

Gulch Property Owner, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 13 0 579.00
401 11th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$41,169,200, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$8,363,400 and Improvement Value of \$32,805,800.

Vision Nashville Gulch, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 14 0 567.00
901 Division St, Nashville TN 37203

Motion to No Change the Total Value of \$20,972,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$16,291,300 and Improvement Value of \$4,680,800.

BRE Select Hotels Properties, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 095 16 0 040.00
2640 Elm Hill Pike, Nashville TN 37214

Motion to No Change the Total Value of \$12,505,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,188,900 and Improvement Value of \$10,316,900.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 039.00
1000 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$952,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$849,400 and Improvement Value of \$103,500.

KDI Rivergate Center, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 045.00
2054 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$10,059,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,143,200 and Improvement Value of \$7,916,700.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 046.00
0 Conference Dr, Goodlettsville TN 37072

Motion to No Change the Total Value of \$1,204,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,023,700 and Improvement Value of \$180,400.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 052.00 001
1000 D Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$2,403,975, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$530,300 and Improvement Value of \$1,873,675.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 052.00 002
1000 E Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$3,347,025, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,625,017 and Improvement Value of \$1,722,008.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 053.00
0 Gallatin Pike, Goodlettsville TN 37072

Motion to No Change the Total Value of \$613,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$514,000 and Improvement Value of \$99,100.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 026 14 0 055.00
1000 Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$8,391,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$3,711,300 and Improvement Value of \$4,680,400.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 034 02 0 076.00 001
1000 J Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$8,091,525, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,094,700 and Improvement Value of \$6,996,825.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 034 02 0 076.00 002
1000 K Rivergate Pkwy, Goodlettsville TN 37072

Motion to No Change the Total Value of \$8,861,362, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,193,400 and Improvement Value of \$7,667,962.

KDI Rivergate Mall, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 034 02 0 111.00
2010 Gallatin Pike, Madison TN 37115

Motion to No Change the Total Value of \$2,133,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,341,600 and Improvement Value of \$792,100.

Cobalt Properties of Nashville TN, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 085 00 0 093.00
2213 Jackson Downs Blvd, Nashville TN 37214

Motion to No Change the Total Value of \$7,256,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,159,700 and Improvement Value of \$6,097,000.

Cobalt Properties of Nashville TN, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 085 00 0 094.00
3137 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$8,634,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,034,400 and Improvement Value of \$6,600,300.

Cobalt Properties of Nashville TN, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 085 00 0 096.00
3177 Lebanon Pike, Nashville TN 37214

Motion to No Change the Total Value of \$4,151,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,198,800 and Improvement Value of \$2,952,700.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 259.00
1522 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$4,524,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,427,800 and Improvement Value of \$2,097,000.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 341.00
1516 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$9,015,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,096,500 and Improvement Value of \$3,919,400.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 342.00
1514 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$6,006,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,606,100 and Improvement Value of \$400,600.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 13 0 010.00
1530 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$4,725,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,913,300 and Improvement Value of \$1,812,300.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 13 0 011.00
1528 Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$4,806,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$3,156,100 and Improvement Value of \$1,650,500.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 13 0 013.00
1524 A Demonbreun St, Nashville TN 37203

Motion to No Change the Total Value of \$4,727,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,670,500 and Improvement Value of \$2,057,300.

R-Little River L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 235.00
2615 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$7,969,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,454,200 and Improvement Value of \$5,514,900.

R-Little River L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 236.00
2609 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$737,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$302,700 and Improvement Value of \$434,700.

Edge O Lake Baceline, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 03 0 159.00
2500 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$3,073,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$934,400 and Improvement Value of \$2,139,300.

Edge O Lake Baceline, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 03 0 160.00
2510 Murfreesboro Pike #1, Nashville TN 37217

Motion to No Change the Total Value of \$3,527,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$481,300 and Improvement Value of \$3,046,300.

Nashville TN 1 SGF, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 070 16 0 020.00
200 Athens Way, Nashville TN 37228

Motion to No Change the Total Value of \$37,950,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,662,700 and Improvement Value of \$33,287,900.

Hollywood Kingsley II, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 072 10 0 144.00
1125 Delmas Ave, Nashville TN 37216

Motion to No Change the Total Value of \$208,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$200,000 and Improvement Value of \$8,800.

Hollywood Kingsley II, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 072 10 0 154.00
2810 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Land Value of \$84,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$84,500.

Lighthouse Gallatin Partners, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 072 10 0 155.00
2814 Gallatin Pike, Nashville TN 37216

Motion to No Change the Total Value of \$2,239,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,207,600 and Improvement Value of \$31,800.

Jefferson Street Lofts, L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 082 13 0 318.00
304 Jefferson St, Nashville TN 37208

Motion to No Change the Total Value of \$1,002,000, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$998,500 and Improvement Value of \$3,500.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 203.00
112 16th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$6,802,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$6,752,900 and Improvement Value of \$49,700.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 204.00
1533 McGavock St, Nashville TN 37203

Motion to No Change the Total Value of \$2,844,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,822,000 and Improvement Value of \$22,500.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 205.00
1531 McGavock St, Nashville TN 37203

Motion to No Change the Total Value of \$2,349,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,330,600 and Improvement Value of \$18,800.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 09 0 206.00
1529 McGavock St, Nashville TN 37203

Motion to No Change the Total Value of \$1,319,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,311,000 and Improvement Value of \$8,600.

BFDMRE Demonbreun, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 13 0 007.00
118 16th Ave S, Nashville TN 37203

Motion to No Change the Total Value of \$12,336,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$7,452,900 and Improvement Value of \$4,883,900.

Wright Development, L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 104 15 0 405.00
2505 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$7,690,500, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,434,600 and Improvement Value of \$5,255,900.

Wright Development, L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 104 15 0 407.00
2525 21st Ave S, Nashville TN 37212

Motion to No Change the Total Value of \$2,382,800, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$1,468,400 and Improvement Value of \$914,400.

WRPV XIII NV Nashville LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 301.00
115 Nashboro Blvd, Nashville TN 37217

Motion to No Change the Total Value of \$554,900, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$152,400 and Improvement Value of \$402,500.

Nashville Portfolio Hickory High, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 00 0 307.00
0 Hickory Highlands Dr, Antioch TN 37013

Motion to No Change the Total Land Value of \$408,000, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$408,000.

Edge O Lake Baceline, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 149 03 0 161.00
2510 Murfreesboro Pike #7, Nashville TN 37217

Motion to No Change the Total Value of \$572,000, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$532,300 and Improvement Value of \$39,700.

GEP XI Collins Creek, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 162 00 0 217.00
0 Bell Rd, Antioch TN 37013

Motion to No Change the Total Land Value of \$58,500, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$58,500.

GEP XI Collins Creek, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 163 00 0 293.00
0 Bell Rd, Antioch TN 37013

Motion to No Change the Total Land Value of \$187,700, by Carnell Scruggs, second by Roger Farmer,
unanimously approved. Land Value of \$187,700.

FDS Nolensville, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 172 00 0 122.00
5880 Nolensville Pike, Nashville TN 37211

Motion to No Change the Total Value of \$18,766,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$6,168,500 and Improvement Value of \$12,598,300.

BT-OH, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 059 00 0 072.00
3205 Whites Creek Pike, Nashville TN 37207

Motion to No Change the Total Value of \$39,365,600, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,110,000 and Improvement Value of \$35,255,600.

PS Tennessee L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 091 13 0 315.00
6117 Charlotte Pike, Nashville TN 37209

Motion to No Change the Total Value of \$9,671,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,181,800 and Improvement Value of \$5,489,600.

W.W. Grainger, Inc.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 093 05 0 195.00
1021 Dr. Martin L King Jr Blvd, Nashville TN 37203

Motion to No Change the Total Value of \$12,162,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$12,142,400 and Improvement Value of \$20,000.

Temphis Corporation
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 095 13 0 002.00
705 Massman Dr, Nashville TN 37210

Motion to No Change the Total Value of \$9,623,100, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,682,500 and Improvement Value of \$6,940,600.

WEHO QOZ 1, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 105 06 0 257.00
715 Merritt Ave, Nashville TN 37203

Motion to No Change the Total Value of \$10,232,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$10,230,000 and Improvement Value of \$2,400.

WEHO QOZ 2, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 105 06 0 264.00
700 Hamilton Ave, Nashville TN 37203

Motion to No Change the Total Value of \$4,609,400, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$4,561,600 and Improvement Value of \$47,800.

Grant's Fireworks Property Management, LP
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 107 00 0 097.00
1860 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total Value of \$8,051,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,107,000 and Improvement Value of \$6,944,800.

Boron-Tennessee LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 108 00 0 002.00
565 Royal Pkwy, Nashville TN 37214

Motion to No Change the Total Value of \$20,862,900, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$5,777,800 and Improvement Value of \$15,085,100.

PS Tennessee L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 133 05 0 085.00
3731 Keystone Ave, Nashville TN 37211

Motion to No Change the Total Value of \$4,930,700, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$1,119,500 and Improvement Value of \$3,811,200.

Storage Trust Investments-Tennessee, L.P.
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 133 10 0 031.00
440 McNally Dr, Nashville TN 37211

Motion to No Change the Total Value of \$1,742,800, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$440,000 and Improvement Value of \$1,302,800.

ROIB Focal Pointe, LLC
Ryan Cundiff and Lee Wharton with Marvin F. Poer and Company, appearing
Parcel ID 135 00 0 352.00
1645 Murfreesboro Pike, Nashville TN 37217

Motion to No Change the Total Value of \$8,349,300, by Carnell Scruggs, second by Roger Farmer, unanimously approved. Land Value of \$2,325,800 and Improvement Value of \$6,023,500.

VIII. Adjournment of the Afternoon Meeting

Motion to adjourn by Lori Caste, second by Sharilyn Pettus, unanimously approved.

Meeting adjourned 2:05 PM.

ATTEST:

APPROVED:
