

Councilwoman Joy Styles **DID NOT**
EVEN FILE a 2021 Annual Disclosure,
as per the Merto Clerk's office.

Kyle, Austin (Metro Clerk)

From: Nashville.gov <donotreply@nashville.gov>
Sent: Monday, January 23, 2023 8:53 PM
To: Scruggs, Sapriya (Metro Clerk); Kyle, Austin (Metro Clerk); Reed, Shawn (Metro Clerk)
Subject: Webform submission from: Annual Disclosure Statement

Attention: This email originated from a source external to Metro Government. Please exercise caution when opening any attachments or links from external sources.

Submitted on Mon, 01/23/2023 - 8:52 PM

Submitted by: Anonymous

Submitted values are:

Submitted for the year ending December 31:
2022

Name:
Joy Styles

Position/Office:
Councilwoman

List all sources of your income for the preceding calendar year:
United Healthcare, Metropolitan Government

To the best of your knowledge, list all sources of income for your spouse for the preceding year:
N/A

Do you or your spouse presently have a financial interest of at least 5% (five percent) of any business with operations, offices, or interests in the Metropolitan Nashville area?
No

Do you or your spouse have a direct or indirect financial interest in any real property located in Davidson County, excluding your primary residence?
No

Do you or your spouse hold any paid or unpaid position with any for-profit entity, non-profit entity, labor group, or educational or other institution which you have not already listed on this form?
No

Do you or your spouse have a financial interest in, or are you or a family member a party to, any litigation involving the Metropolitan Government?
No

Do you or your spouse have any* debts, guarantees, or endorsements of debts aggregating over \$5,000 owed to any one creditor?
No

Do you or your spouse have any debts in excess of \$5,000 which are secured by a guarantee or collateral of any individual other than a family member or a relative by blood or marriage?

No

Email address:

joystylesdsm@gmail.com

Attestation

Under penalty of perjury, the information contained herein is true to the best of my information and belief.

Electronic Signature:

Joy Styles

Date:

01/23/2023

ANNUAL DISCLOSURE STATEMENT

NAME: Joy Styles POSITION/OFFICE: Councilwoman District 32

This Annual Disclosure Statement is submitted in compliance with Section 2.222.030 of the Metropolitan Code for the year ending December 31, 2023. Use additional sheets of paper as necessary.

1. List all sources of your income for the preceding calendar year. Gifts from family members and relatives by blood or marriage need not be disclosed.

Sources: United Healthcare, Metropolitan Nashville Government

2. To the best of your knowledge, list all sources of income for your spouse for the preceding year. Gifts from family members and relatives by blood or marriage need not be disclosed.

Sources: N/A

3. Do you or your spouse presently have a financial interest of at least 5% (five percent) of any business with operations, offices, or interests in the Metropolitan Nashville area?

Yes X No

If Yes:

Table header: Yourself or Spouse, Business name and address, Percent of the interest, if known

4. Do you or your spouse have a direct or indirect financial interest in any real property located in Davidson County, excluding your primary residence? Indirect interests indicate interests of greater than 5% in Real Estate Investment Trusts, other trusts in which you hold a beneficial interest in excess of 5% and other legal entities whose primary business is real estate related.

X Yes No

If Yes:

Name and address of the real property: 4058 Arrowleaf Ln, Antioch, TN

5. Do you or your spouse hold any paid or unpaid position with any for-profit entity, non-profit entity, labor group, or educational or other institution which you have not already listed on this form:

Yes No

If Yes:

Person	Position	Entity
__Joy Styles	Executive Director	Southeast Community Ventures, Salvation Army Advisory Board

6. Do you or your spouse have a financial interest in, or are you or a family member a party to, any litigation involving the Metropolitan Government?

Yes No

If Yes, describe each: _____

7. Do you or your spouse have any* debts, guarantees, or endorsements of debts aggregating over \$5,000 owed to any one creditor?

*Excluding liabilities owed to a family member or relative by blood or marriage, and excluding loans from established financial institutions made in the ordinary course of business on usual and customary terms.

Yes No

If Yes, describe each: _____

8. Do you or your spouse have any debts in excess of \$5,000 which are secured by a guarantee or collateral of any individual other than a family member or a relative by blood or marriage?

Yes No

If Yes, describe each: _____

ATTESTATION

Under penalty of perjury, the information contained herein is true to the best of my information and belief.



Signature

Date

4/17/23

LOCATION

Property Address	4058 Arrowleaf Ln Antioch, TN 37013-3578
Subdivision	Clover Glen
County	Davidson County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family Dwelling
Improvement Type	Single Family
Square Feet	1843

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	182-15-0B-104.00-CO
Alternate Parcel ID	
Account Number	
District/Ward	General Services District
2020 Census Trct/Blk	191.19/1
Assessor Roll Year	2023



CURRENT OWNER

Name	Styles Reynolds Alice Faye Styles Jo
Mailing Address	4058 Arrowleaf Ln Antioch, TN 37013-3578

SCHOOL ZONE INFORMATION

A.Z. Kelley Elementary School	2.0 mi
Elementary: Pre K to 4	Distance
Thurgood Marshall Middle Preparatory School	2.1 mi
Primary Middle: 5 to 8	Distance
Cane Ridge High School	2.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/15/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
2/25/2022	\$446,090	Reynolds Alice Faye Styles & Styles Joy	Meritage Homes Of Tennessee Inc	Special Warranty Deed		202203090026982
2/15/2019	\$1,213,800	Meritage Homes Of Tennessee Inc		Warranty Deed	73	201902200015536

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$69,000	Assessed Land	\$17,250	General Services District	2.922
Appraised Improvements	\$281,500	Assessed Improvements	\$70,375		
Total Tax Appraisal	\$350,500	Total Assessment	\$87,625		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2023	\$2,560.40	\$2,560.40
2022	\$1,018.32	\$1,018.32
2021	\$509.39	\$509.39

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
02/25/2022	\$408,506	Reynolds Alice Faye Styles Styles Joy	Crosscountry Mortgage	202203090026983

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Units	1	
Year Built	2022	Effective Year	Stories	1	
BRs	4	Baths	2 F H	Rooms	6
Total Sq. Ft.	1,843				
Building Square Feet (Living Space)		Building Square Feet (Other)			
Base Area 1843		Att Fr Gar 409			
		Open Porch 264			

- CONSTRUCTION

Quality	Roof Framing	
Shape	Roof Cover Deck	
Partitions	Cabinet Millwork	
Common Wall	Floor Finish	
Foundation	Slab	Interior Finish
Floor System	Air Conditioning	
Exterior Wall	Frame	Heat Type
Structural Framing	Bathroom Tile	
Fireplace	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Dwelling	Lot Dimensions	43 X 120
Block/Lot	/104	Lot Square Feet	8,276
Latitude/Longitude	35.997801°/-86.638243°	Acreage	0.19

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	Special School District 1	
Zoning Code	Sp: Specific Plan District	Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision	Clover Glen	Plat Book/Page
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Block/Lot	/104	District/Ward	General Services District
Description	Lot 104 Clover Glen Ph 3B / Neighborhood Code And Name: 4370		

INTERNET ACCESS


courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
United Communications	FIBER	Yes	2 Gig	1 Gig
Xfinity	CABLE	No	1200 Mbps	
Viasat	SATELLITE	No	100 Mbps	
_EMPTY	_EMPTY	No	_EMPTY Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0457H	04/05/2017

Karen Johnson Davidson County
 Batch# 818130 DEEDWARR
 03/09/2022 11:28:30 AM 3 pgs
 Fees: \$18.00 Taxes: \$1,650.53
 20220309-0026982

<p>SPECIAL WARRANTY DEED</p>  <p>MY COMMISSION EXPIRES: APRIL 10, 2022</p>	<p>STATE OF TENNESSEE COUNTY OF <u>Williamson</u></p> <p>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$446,090.00.</p> <p>Affiant <u>Penny G. Ray</u></p> <p>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.</p> <p>Notary Public <u>[Signature]</u></p> <p>MY COMMISSION EXPIRES: <u>4-10-2022</u> (AFFIX SEAL)</p>
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THIS INSTRUMENT WAS PREPARED BY
 Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-01043		
ADDRESS NEW OWNER AS FOLLOWS: Alice Faye Styles Reynolds, a single woman and Joy Styles, a single woman, as joint tenants with rights of survivorship 4058 Arrowleaf Lane Antioch, TN 37013	SEND TAX BILLS TO: Alice Faye Styles Reynolds, a single woman and Joy Styles, a single woman, as joint tenants with rights of survivorship 4058 Arrowleaf Lane Antioch, TN 37013	MAP-PARCEL NO.(S) 182150B10400CO

For and in consideration of the sum of Four Hundred Forty-Six Thousand Ninety And No/100 Dollars (\$446,090.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Meritage Homes of Tennessee Inc., an Arizona corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Alice Faye Styles Reynolds, a single woman Joy Styles, a single woman, as joint tenants with rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104, on the plan of Final Plat Clover Glen, Phase 3B, as shown on plat of record in Instrument #202010060115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation by Warranty Deed dated February 15, 2019, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20190220-0015536, recorded February 20, 2019 Register's Office for Davidson County, Tennessee.

This is improved \approx 4058 Arrowleaf Lane, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 25th day of February, 2022

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: [Signature]
Eric Vanschaik
Vice President of Finance

STATE OF TENNESSEE
COUNTY OF Davidson

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Eric Vanschaik personally appeared before me this day and acknowledged that he is the Vice President of Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 25th day of February, 2022.

[Signature] Notary Public

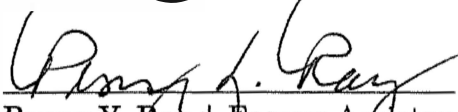
Lisa J Horton
Notary's Printed or Typed Name

My Commission expires:
7.3.23



CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 25th day of February, 2022.



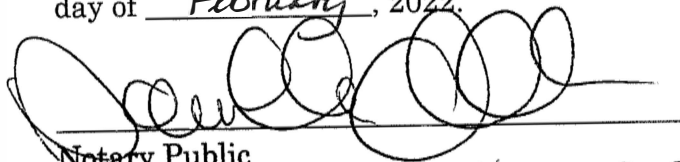
Penny Y. Ray Escrow Assistant

February 25, 2022

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 25th day of February, 2022.



Notary Public
My commission expires on: 4-10-2022

(seal)

MY COMMISSION EXPIRES:
APRIL 10, 2022



Failed Rezoning Prompts Ethics Battle for Joy Styles

Ethics Board throws out most of a complaint against councilmember, but has questions about an undisclosed property

ELI MOTYCKA JUN 5, 2024



District 32 Councilmember Joy Styles at the Southeast Community Center

Metro's Ethical Conduct Board voted Wednesday morning to recommend a hearing for District 32 Councilmember Joy Styles. The vote stemmed from a complaint filed by John Griswold, a real estate agent spurned by Styles earlier this year.

In his April 17 complaint, Griswold flagged a Cane Ridge property recorded under Styles' name but not listed on her 2022 disclosure. Styles did list the property on her 2023 disclosure, filed April 18. Members are required to list any nonresidential real estate interests on a yearly form.

"It's my mother's house," Styles tells the Scene. "I co-signed for it. I really wasn't thinking about that and wasn't trying to hide it. Taking care of your parents is not a crime, last I checked."

Griswold also complained that Styles was unresponsive on a zoning matter and otherwise prejudicial toward him — allegations that, according to the board, did not qualify as ethical matters. Councilmembers are not required to communicate with constituents on a particular timeline. In an April email to the Scene, Griswold said Styles cost him two potential buyers for a property off Murfreesboro Pike.

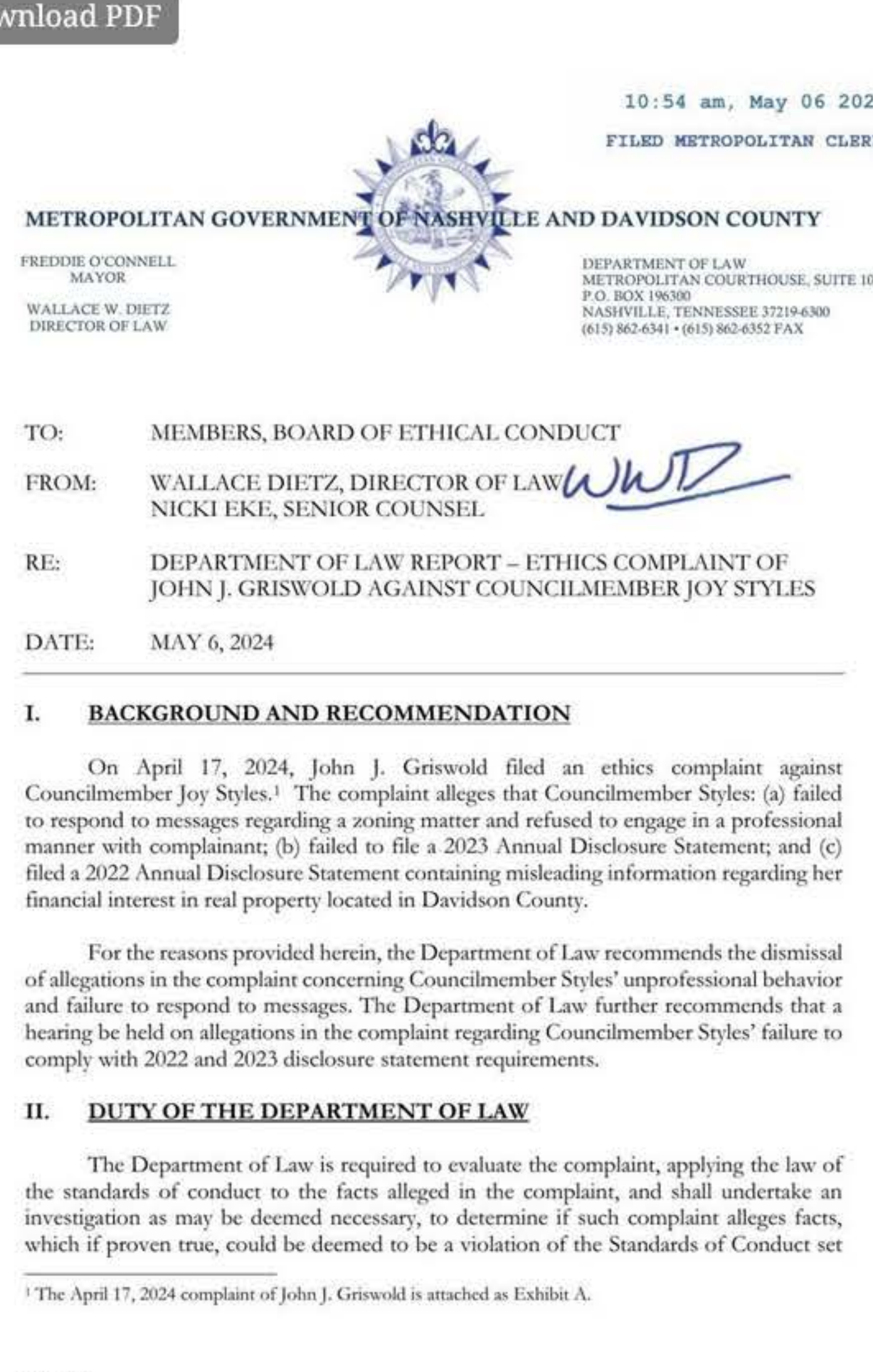
"She cost me money," Griswold tells the Scene following Wednesday's meeting. "I had clients who wanted to buy this property, but I couldn't get in touch with the councilmember to see what she would support. If you go to zoning without a councilmember's support, you're fighting an uphill battle. I'm just trying to get the best dollar for my client. I was very disappointed by her actions."

Developers had contacted Styles previously seeking to rezone the property, located at 5859 Mount View Road, to accommodate townhomes. Styles did not support the plan. Griswold's ethics complaint, which points out the property discrepancy and a late-filed disclosure this year, was his attempt to retaliate, she says.

"I talked to his client, who owns land in my district," Styles tells the Scene. "I told him I wasn't supportive and the community wasn't supportive. Unfortunately, the Board of Ethics is used for petty grievances more often than not. This is a realtor who is upset about not being able to collect a commission on a property."

In November 2022, Styles faced a separate ethics complaint from a constituent related to a towed vehicle in her district. The Ethical Conduct Board cleared Styles after a hearing in early 2023.

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On April 17, 2024, John J. Griswold filed an ethics complaint against Councilmember Joy Styles. The complaint alleges that Councilmember Styles (a) failed to respond to messages regarding a zoning matter and refused to engage in a professional manner with complainant; (b) failed to file a 2023 Annual Disclosure Statement; and (c) filed a 2022 Annual Disclosure Statement containing misleading information regarding her financial interest in real property located in Davidson County.

For the reasons provided herein, the Department of Law recommends the dismissal of allegations in the complaint concerning Councilmember Styles' unprofessional behavior and failure to respond to messages. The Department of Law further recommends that a hearing be held on allegations in the complaint regarding Councilmember Styles' failure to comply with 2022 and 2023 disclosure statement requirements.

The Department of Law is required to evaluate the complaint, applying the law of the standards of conduct to the facts alleged in the complaint, and shall undertake an investigation as may be deemed necessary, to determine if such complaint alleges facts, which if proven true, could be deemed to be a violation of the Standards of Conduct set

The April 17, 2024 complaint of John J. Griswold is attached as Exhibit A.

Tags: Metro Council, Joy Styles, John Griswold, Ethics Complaints, Ethical Conduct Board, Rezoning

Eli Motycka Staff Reporter

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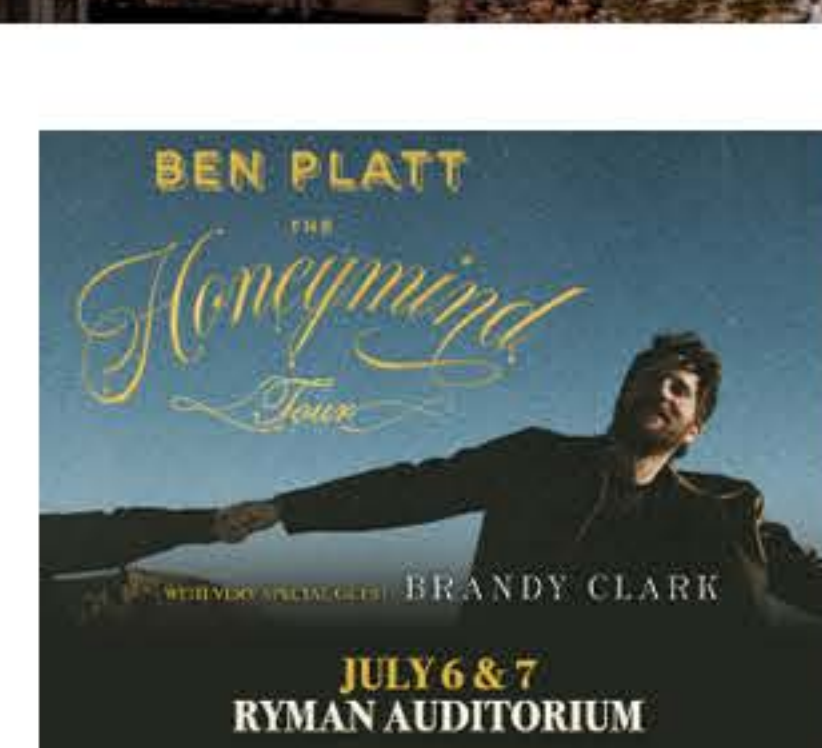
Nashville Scene @NashvilleScene · Jun 27 Turning the Corner: More than three years since the Christmas Day bombing, Second Avenue reckons with its recent history and enters the home stretch of its rebuild. From @hannah_therner.



Nashville Scene @NashvilleScene · Mar 26 Scene reporter Eli Motycka (@ejmotycka) was arrested by Vanderbilt police while reporting on...

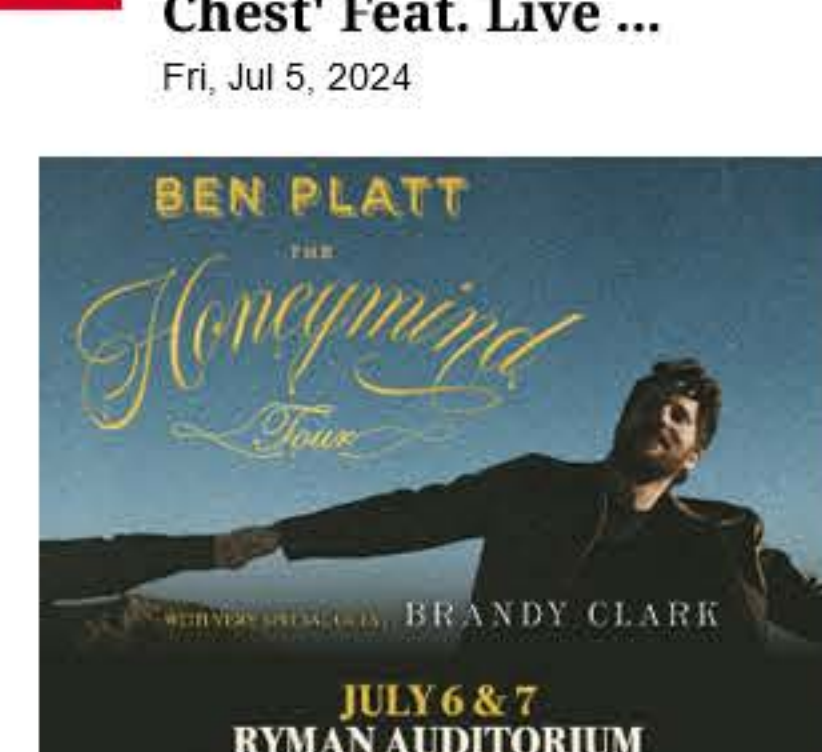
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IN PRINT



CALENDAR

- Jul 1 Film A Celebration of Nicole Kidman: 'Cold Mountain' Mon, Jul 1, 2024
Jul 2 Film A Celebration of Nicole Kidman: 'Dogville' Tue, Jul 2, 2024
Jul 5 Film Postponed: 'Pirates of the Caribbean: Dead Man's Chest' Feat. Live ... Fri, Jul 5, 2024



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COVER STORIES



COVER STORY

Turning the Corner: Second Avenue Reckons With History

HANNAH HEINER JUN 27, 2024 More than three years since the Christmas Day bombing, the historic downtown district enters...



COVER STORY

Trouble: Construction Debris Making Its Way Into Backyards

ELI MOTYCKA MAY 23, 2024 The northwest quadrant of the county features rolling hills, open spaces and wildlife — and ...



SECTIONS

- HOME NEWS ARTS & CULTURE FOOD & DRINK MUSIC PODCAST PROMO BEST OF NASHVILLE MULTIMEDIA

SERVICES

- CONTACT US CALENDAR SEARCH WEATHER

