

RUTHERFORD COUNTY SCHOOL DISTRICT
2240 Southpark Drive
Murfreesboro, TN 37128

NOVEMBER 6, 2025
5:30 P.M.

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER

We will be opening the meeting with a brief moment of silence or prayer and the pledge of allegiance to the United States flag. No one is required to participate or be present for any of these and being in this portion of the meeting is completely voluntary.

Work Session: Tammy Sharp

Board Meeting: Tammy Sharp

3. APPROVAL OF AGENDA

Recommended Motion - to approve the agenda as presented.

4. APPROVAL OF CONSENT AGENDA (TAB 1)

A. Minutes: Board Meeting Minutes, October 16, 2025

B. Bids: Bid #3830 -Low Voltage Cabling (Poplar Hill Middle)
Bid #3831 – Washington DC Trip (Thurman Francis)

C. Nepotism: Hailey Hughes – Sped EA – Stewarts Creek Elementary

D. Use of Facilities:

FACILITIES USE

11/6/2025

Fees

Browns Chapel Elementary

Stewarts Creek Youth Football and
Cheerleading Association, banquet,
12/6/25, \$130

LaVergne High

On Top Athletics, practice, sports
field, 12/15/25 – 12/19/25, \$290 per
day

McFadden Elementary

Boro Ballers, basketball practice, gym,
11/1/25 – 2/28/26, \$18 per day
(revised from 10/16/25 approval)

Roy Waldron Elementary

Villas at Central Park HOA, HOA meeting, classroom, 11/5/25, \$15

Siegel High

Tennessee Soccer Club, college recruitment seminar, lecture hall, 1/24/25, \$15

Smyrna High

Legacy Dance Studio, rehearsal, auditorium, 1/28/26, \$285

No Fees

Blackman High

Smyrna Junior Basketball League, practice, gym, 11/5/25 – 3/11/26, no fees

John Coleman Elementary

Smyrna Junior Basketball League, practice, gym, 12/11/25 – 2/20/26, no fees

LaVergne Middle

City of La Vergne, father/daughter dance, gym, 2/6/26 - 2/7/26, no fees

Oakland High

First Baptist Church of Murfreesboro, stadium & indoor facility, 4/4/26, no fees, *In-Kind Agreement

Riverdale High

CAT Choreography, dance recital, auditorium, 12/12/25 – 12/14/25, no fees, *In-Kind Agreement

Rock Springs Elementary

Universal Sports League, basketball, gym, 11/1/25 – 11/21/25, no fees, *In-Kind Agreement

Siegel High

Debbie's School of Dance, recital, auditorium & classrooms, 12/20/25, \$375

Siegel High

Huntington Learning Center Murfreesboro, ACT practice test/band fundraiser, classroom, 11/1/25, no fees

Siegel High

Learning Zone Siegel, parking, parking lot, 10/18/25, no fees, **retro review

Siegel High

Rutherford County Archery Club,
tournament, cafeteria, 11/21/25 –
11/22/25, no fees, *In-Kind
Agreement

Wilson Elementary

Girl Scouts Troop 1360, meeting,
classroom or cafeteria, 11/6/2025, no
fees

Note: Facility use prior to 10/30/25 has been granted pending Board action. A certificate of insurance with \$2,000,000.00 limits (\$1,000,000.00 if approved) is required by each user. Each group must forward any renewals of insurance to the Board on time; otherwise, approval is terminated at the end of the policy period. **All approvals are for no more than a 1-year period.**

E. Non-Faculty Coaches:

NAME	SCHOOL	ACTIVITY/SPORT
Enzor, Cora	Blackman High	Girls Basketball
Curnes, Anna	Central Magnet	Swimming
James, Maverick	Eagleville School	Baseball
Brunelle, Maurice	Oakland High	Tennis
Bragg, Blake	Riverdale High	Boys Basketball
Newberry, Patsy	Riverdale High	Archery
Beasley, Jacob	Rockvale High	Boys Basketball
Frazier, Terri	Rockvale Middle	Girls Basketball
Roper, Darius	Siegel High	Boys Basketball
Smith, Jacob	Siegel High	Wrestling

Allen, Brianne	Siegel Middle	Softball
Gatlin, Patrick	Siegel Middle	Baseball
Davis, Andrea	Stewarts Creek High	Track
Garrett, Jeremy	Stewarts Creek Middle	Wrestling
Collier, Erykah	Whitworth-Buchanan Middle	Girls Basketball
Minnery, Sean	Whitworth-Buchanan Middle	Archery
Casper, Haylee	LaVergne High	Choir
Wilkes, Gary	Rockvale Middle	Band

F. Salary Supplements and Contract Payments:

Name-Certified	NTE Amt.	School	Funded By	Description
Steve Carter	\$1,000.00	Lavergne High School	School Funds - Various Sports & Clubs	Bus Driver
Kevin Creasy	\$13,000.00	Oakland High School	School Funds - Football	Head Coach
David Watson	\$5,000.00	Oakland High School	School Funds - Football	Assistant Coach
Ryan Knox	\$3,000.00	Oakland High School	School Funds - Football	Assistant Coach
Tyler Eady	\$3,000.00	Oakland High School	School Funds - Football	Assistant Coach
Justin Roberts	\$2,500.00	Oakland High School	School Funds - Football	Assistant Coach

Josh Conner	\$2,000.00	Oakland High School	School Funds - Football	Assistant Coach
Matt Duncan	\$2,000.00	Oakland High School	School Funds - Football	Assistant Coach
Britt Roberts	\$2,500.00	Oakland High School	School Funds - Football	Assistant Coach
Marcus Bryson	\$3,000.00	Oakland High School	School Funds - Football	Assistant Coach
Eric Vetetoe	\$2,000.00	Oakland High School	School Funds - Football	Assistant Coach
Jason Scharsch	\$1,000.00	Oakland High School	School Funds - Football	Assistant Coach
David Clark	\$500.00	Oakland High School	School Funds - Football	Assistant Coach
Jaleal "Woodi" Washington	\$2,500.00	Oakland High School	School Funds - Football	Assistant Coach
Joe Potillor, Jr	\$750.00	Riverdale High School	School Funds - Football	Gate Worker
John Carey	\$1,000	Rocky Fork Middle School	School Funds - Boys & Girls Basketball	Announcer & Clock (\$500 Boys Bball & \$500 Girls Bball)
Carrie Jerkins	\$600.00	Rocky Fork Middle School	School Funds - Basketball	Book/Score Keeper
Katie Hinkelmann	\$1,500.00	Siegel Middle School	School Funds - Softball	Coaching & Operation Management
Name-non-faculty	NTE Amt.	School	Funded By	Description
Tammy Faulk	\$1,000.00	Christiana Elementary School	School Funds - JR Pro Basketball	Custodial
Lucas Clayton	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games

Adrian Sevieri	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Owen McClaran	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Drake Goers	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Gabe Cole	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Micah Sevieri	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Jackson Nichols	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Benton Fox	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
James Bega	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Camden Cole	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Jac Candlish	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Noah Marshall	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Carter Warbritton	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Kelton Freeze	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Jeremiah Mooney	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Mason Nichols	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games

Barret Hudson	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Josh Sparks	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Ridley Sheppard	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Eliza McClaran	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Brigham McClaran	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Grant Cooper	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Meah Kate Jackson	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Luke Cooper	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Mallory Lawyer	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Mary Corinne Whitt	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Alli Grace Jackson	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Sophie Lamb	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Ava Armstrong	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Ashtyn Walker	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Bayli Sutter	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games

Shyanne Cook	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Payton Gardner	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Alissa Morgan	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Kinni Rose Campbell	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Jovie McCall	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Alex Bolden	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Kenzie Lemmon	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Liza Feise	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Preslee Holland	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Ann Marie Oliver	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Zy Anderson	\$800.00	Eagleville School	School Funds - JR Pro Basketball	Working Jr. Pro Basketball Games
Haylee Casper	\$30 per lesson/\$60 per hour	Lavergne High School	School Funds - Choir	Voice Lessons
JD Gambill	\$1,000.00	Oakland High School	School Funds - Football	Assistant Coach
Gary Wilkes	\$30 per lesson	Rockvale Middle School	School Funds - Band	Teaching Private Lessons/Group Masterclasses
Daniel Torres	\$30 Per Lesson	Rockvale Middle School	School Funds - Band	Teaching Private Lessons/Group Masterclasses

Jessica Sager	\$500.00	Siegel Middle	School Funds - Softball	Coaching
William Moore	\$50 per class	Smyrna High School	School Funds - Band	Percussion Sectionals
Classified	NTE Amt.	School	Funded By	Description
Tracy Harris	Classified Overtime Pay	Blackman Middle School	School Funds - Basketball	Bookkeeper
Vonce Henderson	\$2,500.00	Oakland High School	School Funds - Football	Assistant Coach

Recommended Motion – to approve the consent agenda as presented.

5. PUBLIC COMMENTS*

**Public comment requests to address the Board must be provided in writing to the Director of Schools' office no later than noon (12:00 p.m.) on the day of the meeting by completing the Public Comment Form. Speakers will have three (3) minutes to speak.*

6. MIDDLE SCHOOL RE-ZONING (TAB 2)

Discussion

7. FINANCIAL MATTERS (TAB 3)

Fund 141 Budget Amendment

This amendment increases budgeted FY25-26 Fund 141 revenue and expenditures to recognize TISA-on-Behalf Payments. These payments are funds generated for students under TISA, but not issued to the LEA. They are paid directly to the state for specific items such as State portion of Charter School payments, Education Savings Account, Individualized Education Accounts, and Juvenile Detention Centers. TDOE requires LEA's to report these payments in their financial statements and will provide the amounts at year-end. This is a budget neutral amendment and does not provide any net gain or loss to the General Purpose Schools budget. The amount of these budgeted entries is \$4,017,240.

Recommended Motion –to amend the FY25-26 Fund 141 General Purpose School Budget revenue & expenditures to recognize the TISA-on Behalf Payments as presented.

8. PROPERTIES (TAB 4)

I. McFadden Properties. Contracts have been negotiated with the owners of 5 parcels surrounding the existing McFadden school. These parcels can be used for renovations to

McFadden. The contracts have an inspection period of 180 days with two 30 day extensions to provide the Board sufficient time to study, test, and evaluate the properties for possible purchase. The contracts are also contingent upon the County Commission approving funding for the purchase of the Properties.

Recommended Motion – to approve the contracts.

II. Dismukes Property. A property has been identified for a potential school site. A contract has been negotiated for the purchase of a parcel of land consisting of approximately 85 acres in the Blackman area. The contracts have an inspection period of 180 days with two 30 day extensions to provide the Board sufficient time to study, test, and evaluate the properties for possible purchase. The contracts are also contingent upon the County Commission approving funding for the purchase of the Property.

Recommended Motion – to approve the contract.

9. DIRECTOR'S UPDATE

10. GENERAL DISCUSSION

11. ADJOURNMENT



Regular Board

Attendance Taken on 10/16/2025 at 5:27 PM

Katie Darby	Present
Claire Maxwell	Present
Frances Rosales	Present
Tammy Sharp	Present
Caleb Tidwell	Present
Butch Vaughn	Present
Stan Vaught	Present

Present: 7, Absent: 0

Dr. Jimmy Sullivan, present

October 16, 2025 at 5:30 PM - Board Meeting Agenda

1. CALL TO ORDER

Agenda Item Type: Procedural Item

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER

Agenda Item Type: Procedural Item

Rationale: Work Session: Butch Vaughn

Board Meeting: Butch Vaughn

Discussion: Special prayer for the family of bus driver, James Stern and the family of Crossing Guard, Jason Smith, during this difficult time.

3. APPROVAL OF THE AGENDA

Agenda Item Type: Action Item

Motion Carried:

Motion to approve the agenda as presented. This motion, made by Katie Darby and seconded by Butch Vaughn, Carried.

- Butch Vaughn: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

4. APPROVAL OF THE CONSENT AGENDA

Agenda Item Type: Action Item

Action(s):

Motion Carried:

Motion to approve the consent agenda. This motion, made by Butch Vaughn and seconded by Caleb Tidwell, Carried.

- Stan Vaught: *Yea*
- Frances Rosales: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Butch Vaughn: *Yea*
- Tammy Sharp: *Yea*

4.A. Minutes:

Agenda Item Type: Consent Item

4.B. Bids:

Agenda Item Type: Consent Item

Rationale: Bid #3832 “Stripping and Sealcoat Services

Request to Purchase a golf cart (LHS)

4.C. Use of Facilities:

Agenda Item Type: Consent Item

USE OF FACILITIES

10/16/2025

Barfield Elementary	Church of God Assembly, services, cafeteria, 10/18/25 - 10/18/26, \$18 per hour
McFadden Elementary	Boro Ballers, basketball practice, gym, 11/1/25 - 2/28/26, \$290 per day
Oakland High	Middle Tennessee Christian School, swim clinic, swimming pool, 10/19/25, \$145.

Oakland High	Oakland Junior Patriots, football games, stadium/track, 10/17/25 - 11/18/25, \$115 per hour
Oakland High	Prep Network LLC, football combine, stadium/track, 4/11/26, \$460
Oakland Middle	Dance Classics, recital, band & choir rooms & auditorium, 6/4/26 - 6/6/26, \$945
Siegel High	The Dancerâ€™s School, performance, classrooms & auditorium, 6/3/26 - 6/6/26, \$1440
Smyrna High	North Rutherford Soccer/Stones River FC, football & soccer field, 11/8/25 - 11/9/25, \$1160
Walter Hill Elementary	Scouting America BSA, sign-up night, cafeteria, 10/23/25, \$36

NO FEES

Blackman High	Blackman Wrestling Club, practice, gym, 10/17/25 - 3/14/25, no fees
Buchanan Elementary	Girl Scouts, meetings, cafeteria, 10/17/25 - 5/19/26, no fees
Eagleville School	Farm & Forge Club, track speed training, track, 10/17/25 - 5/31/26, no fees, *In-Kind Agreement
Rockvale High	Timberwolf Archery Team, tournament, gym, 1/2/26 - 1/3/26, no fees, *In-Kind Agreement
Stewarts Creek Middle	Stewarts Creek Wrestling Club, practices & tournaments, gym & cafeteria, 10/27/25 - 2/26/26, no fees, *In-Kind Agreement

Description: Note: Facility use prior to 10/16/25 has been granted pending Board action. A certificate of insurance with \$2,000,000.00 limits (\$1,000,000.00 if approved) is required by each user. Each group must forward any renewals of insurance to the Board on time; otherwise, approval is terminated at the end of the policy period. **All approvals are for no more than a 1-year period.?**

4.D. Non-Faculty Volunteer Coaches:

Agenda Item Type: Consent Item

NAME	SCHOOL	SPORTS/ACTIVITY
Clark, Dustin	Blackman High	Track
Doss, Cedric	Blackman High	Track
Jones, Andrea	Blackman High	Girls Wrestling
Willis, Cassandra	Blackman Middle	Track
Jones, Benjamin	Central Magnet	MS Boys Soccer

LaPointe, Gregory	Central Magnet	HS Girls Basketball
Summar, Brian	Central Magnet	Baseball
Ward, Sydney	Central Magnet	Swimming
Whitt, Brandon	Eagleville	High & Middle Softball
Kinderknecht, Simon	Oakland High	Lacrosse
Wolff, Natalie	Riverdale High	Archery
Dozier, Lee	Rockvale Middle	Archery
Newman, Destiny	Rockvale Middle	Girls Basketball
Brown, Damien	Siegel Middle	Basketball
Sager, Jessica	Siegel Middle	Softball
Ward, Zach	Siegel Middle	Wrestling
Matthews, Demond	Smyrna Middle	Boys Basketball
Matthews, Shannon	Smyrna Middle	Boys Basketball
Merryman, Jesse	Stewarts Creek High	Track
Moore, Austin	Stewarts Creek High	Boys Basketball
Gray, Talea	Whitworth-Buchanan	Girls Basketball
Averill, Justin	Oakland High School	Band
Sullivan, Eric	Siegel High School	Band
Chantler, Lily	Rock Spring Middle	Band
Quallo, Jovan	Rock Springs Middle	Band
Sampson, Harrison	Rock Springs Middle	Band

4.E. Salary Supplements and Contract Payments:

Agenda Item Type: Consent Item

Name-Certified	NTE Amt.	School	Funded By	Description
Quentin Mastin	\$5,000.00	Blackman Middle	School Funds - Various Sports	Field Maintenance
Stephanie Renfroe	\$1,153.30	Christiana Middle	School Funds - Volleyball	Asst. Coach
Ruth Logsdon	\$100.00	Christiana Middle	School Funds - Golf	Asst. Coach
Brandon Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Richard Bolden	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Michelle Delk	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Deanna Freise	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Blake Hill	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gordon Mac Jones	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kara Leathers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Chris Lynch	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Emily Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Michael McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Davy McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Leigh Ann Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Joey Reed	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sara Rzemieniewski	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Darren Shanks	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jennifer Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Joseph Wilson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Samantha Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brett Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alan Pepper	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gordon James	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
David Tollett	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mary Tollett	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
William Epps IV	\$800.00	Lavergne Middle	School Funds - Football/Basketball	Announcer & Scorekeeper
Albert Kennedy	\$7,500.00	Oakland High	School Funds - Admin Other Expense	Additional Supervision for Admin

Caitlyn McCrary	\$1,800.00	Riverdale High	School Funds - Softball Booster	Asst. Coach
Roshanda Fleming	\$1,500.00	Riverdale High	School Funds - Softball Booster	Asst. Coach
Jacob Wulf	\$3,500.00	Rockvale High	School Funds - Culinary	Catering
Selina Walker	\$1,500.00	Stewarts Creek Middle	School Funds - Volleyball	Asst. Coach
Orion Smith	\$150.00	Whitworth Buchanan Middle	School Funds - Baseball	Aerate Baseball Field
Name-Non-Faculty	NTE Amt.	School	Funded By	Description
Charles Hedrick	\$500.00	Christiana Middle School	School Funds - Baseball	Assisting head coach with baseball team
Thatcher Barnes	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Keydon Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kolt Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alexandria Bolden	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jac Candlish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Anthony Candlish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cooper Duke	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Adam Duke	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Christian Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Hayden Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mike Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Annesley Frazier	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Trevor Griffin	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Greg Logan	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Eliza McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Hayden McMahon	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Karah McMahon	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bryce Messer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Luke Parish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bobby Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kevin Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Lizzy Thompson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Meah Thompson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Austin Kee	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cason Lamb	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Lilly	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
CJ Goers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Drake Goers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Isabella Sawyer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Shelbie Mooneyham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Owen McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Micah Harris	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mallory Williams	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sydney Williams	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Grey Barker	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Rhett Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Henry Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
David Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jordan Reed	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Camden Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gabe Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Tim Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jackson Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mason Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sarah Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jeremiah Mooney	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carrington Creasy	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brayden Shockey	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Tanner Shockey	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carter Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Riley Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jeff Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bobby Leathers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Holt Gillespie	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Shawn Futtrell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Benton Fox	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Greg Fox	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Justin Granstaff	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brady Burns	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Madi Marsh	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jake Wood	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Ben Wood	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cate Darnell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Miller	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Drake Rzemieniewski	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carter Blair	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Ryan Freeze	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kelton Freeze	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jules Weese	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Micah Sevieri	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Adrian Sevieri	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jason Oliver	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alli Grace Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sophie Lamb	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bayli Sutter	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Kason Puffer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Samantha Garner	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Lansden Todd	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sawyer Evans	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Reece Martin	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kaley Walker	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Julia Stuible	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Derek Lee	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Valentina Balzan	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Rafael Albuquerque	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Miguel Ochoa	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Larry Ochoa	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Tahj Hughes	\$750.00	Oakland Middle	School Funds - Football	Helping to Coach Football
Xavier Myers	\$650.00	Oakland Middle	School Funds - Football	Helping to Coach Football
Ralph Metcalf	\$2,000.00	Riverdale High	School Funds - Track & Field	Conditioning & Training
Lily Chantler	\$1,200.00	Rock Springs Middle	School Funds - Band	Private Oboe Lessons
Jovan Quallo	\$35 half lesson/\$70 full lesson	Rock Springs Middle	School Funds - Music/Band	Individual music tutoring/instruction
Tommy Bogle	\$3,800.00	Rock Springs Middle	School Funds - Baseball	All things Baseball & Mowing Fields
Harrison Sampson	\$1,200.00	Rock Springs Middle	School Funds - Band	Bassoon lessons

Destiny Newman	\$2,000.00	Rockvale Middle	School Funds - Basketball	Assistant Coach
Eric Sullivan	\$25 per lesson	Siegel High	Siegel HS Band Booster	Lessons Instruction
Jessica Sager	\$500.00	Siegel Middle	School Funds - Softball	Coaching
Emma Crecelius	\$4,600.00	Stewarts Creek High	School Funds - Dance	Assistant Dance Coach/Choreographer
Temporary NFS	NTE Amt.	School	Funded By	Description
Mary Braschler	\$1,800.00	Siegel High	School Funds - Chorus	Pianist
Hal Dees Murphy	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Phillip Franklin	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Kevin Callihan Jr	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Joseph Roche	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Blair Callaway	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
David Albert	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Mark Casey	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Hayden Fry	\$23 per practice session NTE \$900.00	Thurman Francis Arts Academy	School Funds - Swim	Lifeguard for TFAA Swim Practice at Smyrna High Facility
Classified	NTE Amt.	School	Funded By	Description
Ingra Baker	Classified Overtime Rate	Barfield Elementary	Outside Use of Facilities	Open/Close Church
Jeffrey Gillespie	Classified Overtime Rate	Barfield Elementary	Outside Use of Facilities	Open/Close Church
Darius Robinson	\$500.00	Christiana Middle	School Funds - Baseball	Assisting with baseball activities
Malcolm Taylor	\$500.00	Siegel Middle	School Funds - Wrestling	Asst. Coach (coaching during practice and matches)

Asya Meho	Classified Overtime Rate	Smyrna Elementary	School Funds - Jr Pro Basketball	Janitorial Work
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4.F. Nepotism:

Agenda Item Type: Consent Item

Rationale: Nicholas Carter - EA - Lascassas Elementary School

Grace Figuerola - Sped EA - Cedar Grove Elementary

4.F.1. Extended Contract:

Agenda Item Type: Consent Item

Rationale: Sign Language Interpreters for 2025-26 SY

4.G. Buses:

Agenda Item Type: Consent Item

Rationale: Voluntary termination of bus contract #201 from Christy Taylor Transport, effective November 30, 2025.

Voluntary termination of bus contract #205 from Kelly Hobbs, RAK Trans, effective as soon as possible.

Voluntary transfer of contract #165 Mark Lane to Cindy Lane.

5. RUTHERFORD PROUD

Agenda Item Type: Non-Action Item

Rationale: Six Rutherford County Schools educators receive robotics grants from the Tennessee Valley Authority and Bicentennial Volunteers Inc. This is the first year of the grants. These educators will be on hand to talk about their robotics programs for students.

Brandi Breneman, Thurman Francis Arts Academy

James Elliott, Rock Springs Middle School

Lindsay Englade, LaVergne High School

Marc Guthrie, Central Magnet School

Rachel Hibdon, Rocky Fork Middle School

Kevin Welch, Stewarts Creek Middle School

5.A. Strong Outstanding Staff Awards

Agenda Item Type: Non-Action Item

Rationale: We will be recognizing five RCS employees who were nominated for a Strong Outstanding Staff award. The RCS leadership team reviewed nominations and made the final selection. Employees are being honored from one of five categories: School support staff, administrators, teachers, transportation, and the Central Office. Sonic drive-ins of Rutherford County are sponsoring the awards again this school year.

ADMINISTRATOR - Monica West

TEACHER - Leigha Moltz

CENTRAL OFFICE - Shanna Groom

TRANSPORTATION - Janet (Bus 126)

SUPPORT STAFF - Robert Anthony (RVMS custodian)

6. PUBLIC COMMENTS*

Agenda Item Type: Procedural Item

Discussion: DeAnna Osborne, President of REA, presented the PECCA petition to the Board to move toward collaborative conferencing.

Staci Hardee, speaking on behalf of her child in regard to his board discipline appeal.

Chuck Isbell-Halloween 2020 lost his son. He requested that the school district send out messages regarding student safety during Halloween.

Description: **Public comment requests to address the Board must be provided in writing to the Director of Schools' office no later than noon (12:00 p.m.) on the day of the meeting by completing the Public Comment Form. Speakers will have three (3) minutes to speak.*

7. INSTRUCTION

7.A. 2026-2027 School Calendar

Agenda Item Type: Action Item

Motion Carried:

Motion to approve the 2026-2027 calendar as presented. This motion, made by Frances Rosales and seconded by Butch Vaughn, Carried.

- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Frances Rosales: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*

Attachments: (1)

- [School Calendar 2026-2027 proposed](#)

8. LEGAL

Agenda Item Type: Action Item

Rationale: Placeholder for Board review of a DHA

8.A. Discipline Hearing Appeal - 25-1001

Agenda Item Type: Action Item

Rationale: The Board has been requested to review a decision of the Disciplinary Hearing Authority (DHA) and of the Director of Schools to uphold the zero tolerance of a student from Stewarts Creek High School. Based on a review of the DHA's record, the Board may:

1. Affirm the decision of the DHA and of the Director.

2. Overturn the decision of the DHA and of the Director; or
3. Grant a hearing before the Board.

Action(s):

Motion Carried:

Motion to affirm the decision of the DHA and of the Director. This motion, made by Frances Rosales and seconded by Butch Vaughn, Carried.

- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Frances Rosales: *Yea*
- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*

8.B. Disciplinary Hearing Appeal - 25-1002

Agenda Item Type: Action Item

Rationale: the Board has been requested to review a decision of the Disciplinary Hearing Authority (DHA) and of the Director of Schools to uphold the remandment of a student from Stewarts Creek High School. Based on a review of the DHA's record, the Board may:

1. Affirm the decision of the DHA and of the Director.
2. Overturn the decision of the DHA and of the Director; or
3. Grant a hearing before the Board.

Action(s):

Motion Carried:

Motion to affirm the decision of the DHA and of the Director. This motion, made by Butch Vaughn and seconded by Frances Rosales, Carried.

- Frances Rosales: *Yea*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*
- Butch Vaughn: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*

9. FINANCIAL MATTERS

Agenda Item Type: Non-Action Item

9.A. Fund 141 Budget Amendment

Agenda Item Type: Action Item

Rationale: This amendment increases budgeted FY25-26 Fund 141 revenue and expenditures to recognize multiple state grants. The first grant consists of the carryover

money from the Innovative Model Schools Grant. This grant is in the 3rd year, and the funds will be used to provide 50% salary payment to existing CTE personnel, stipends for PBL Works Training, vehicle and equipment purchases for various CTE activities, & construction and renovations to CTE buildings and structures at multiple schools. The carryover amount of this grant is \$8,889,685. The second grant is the Public School Security Grant. This grant will recognize the FY25 carryover amount of \$14,875 and new FY26 allocation of \$1,049,958 for a total amount of \$1,064,833. The funds will be used to provide new threat assessment software & license, the purchase of flipcharts, signage, radio equipment for schools, repeaters FCC license and installs, weapons detection equipment, & resistant film. The third and final grant is the reoccurring FY25-26 State Special Education PreK Grant. The FY26 allocation amount of this grant is \$519,488 with no carryover amount from FY25. The funds will be used for additional Education Assistant positions to assist in the Pre-K classrooms, a Compliance Specialist, additional training for teachers and EA's, sensory and de-escalation items, and supplies/materials for IPK classrooms. All of these grants have been approved by the Tennessee Dept. Education, and none require a local match.

Action(s):

Motion Carried:

Motion to approve Fund 141 budget amendment as presented. This motion, made by Stan Vaught and seconded by Tammy Sharp, Carried.

- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Frances Rosales: *Yea*
- Butch Vaughn: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*
- Stan Vaught: *Yea*

No Action(s) have been added to this Agenda Item.

Attachments: (1)

- [FY 2025-26 Fund 141 Amend #2 \(Multiple\)](#)

9.B. Board Recognition of the Central Magnet Baseball Booster Club at Central Magnet School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. Tiger Baseball Support has provided all information requested from the board's written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO has NOT received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS

letter allows the SSO to open and operate out of a checking account that is separate from Central Magnet School student activity funds. Until the determination letter is received, the booster club will utilize the Central High School student activity funds for all its financial activities and be subject to the BOE financial policies and procedures. Also, the approval is contingent upon the organization providing a detailed financial policy which they have been notified about.

Action(s):

Motion Carried:

Motion to approve the Central Magnet Baseball Booster Club as presented. This motion, made by Stan Vaught and seconded by Katie Darby, Carried.

- Frances Rosales: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Butch Vaughn: *Yea*

9.C. Board Recognition of the OMS Home Run Club at Oakland Middle School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. OMS Home Run Club has provided information requested from the board's written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS letter allows the SSO to open and operate out of a checking account that is separate from Oakland Middle School student activity funds. The approval is contingent upon the organization providing a detailed financial policy and having applied with the State of Tennessee as a nonprofit corporation which they have been notified about.

Action(s):

Motion Carried:

Motion to approve the Oakland Middle School Home Run Club as presented. This motion, made by Butch Vaughn and seconded by Stan Vaught, Carried.

- Frances Rosales: *Yea*
- Claire Maxwell: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Caleb Tidwell: *Yea*

- Tammy Sharp: *Yea*
- Katie Darby: *Yea*

9.D. Board Recognition of the Eagleville Structured Classroom Special Education Fund at Eagleville School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. Eagleville Structured Classroom Special Education Fund has provided information requested from the board's written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS letter allows the SSO to open and operate out of a checking account that is separate from Eagleville School student activity funds. The approval is contingent upon the organization providing a detailed financial policy and having applied with the State of Tennessee as a nonprofit corporation which they have been notified about.

Action(s):

Motion Carried:

Motion to approve The Eagleville Structured Classroom Education Fund as presented. This motion, made by Stan Vaught and seconded by Katie Darby, Carried.

- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*
- Tammy Sharp: *Yea*

10. ENGINEERING AND CONSTRUCTION

Agenda Item Type: Non-Action Item

10.A. Siegel High Baseball Scoreboard Replacement

Agenda Item Type: Action Item

Rationale: **Principal** Larry Creasy has requested to replace the existing scoreboard and locate the new one in center field. The cost for this request is \$70,000.00 and will be funded through the baseball booster account at no cost to the Board. Siegel High will be required to request permits from the City of Murfreesboro and work with MTE for new service in this location. Engineering and Construction has reviewed the request and has no objections.

Action(s):

Motion Carried:

Motion to approve the Siegel High Baseball Scoreboard replacement as presented. This motion, made by Stan Vaught and seconded by Butch Vaughn, Carried.

- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Butch Vaughn: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

Attachments: (1)

- [Siegel High Baseball_Trey Lee](#)

10.B. Christiana Middle Softball Scoreboard Request

Agenda Item Type: Action Item

Rationale: Dr. Kyle Nix and CHM have been offered the existing Riverdale High School scoreboard. CHM will be responsible for relocation and installation. The cost for relocation and installation is \$3,875.00 and the electrical connection is \$250.00 for materials. Maintenance will provide the labor for the electrical connection. Engineering and Construction has reviewed the request and has no objections.

Action(s):

Motion Carried:

Motion to approve the Christiana Middle Softball Scoreboard request as presented. This motion, made by Caleb Tidwell and seconded by Butch Vaughn, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

Discussion: Motion

Attachments: (1)

- [CHMS Softball Scoreboard Request_Trey Lee](#)

10.C. Power Hour Bus Contracts

Agenda Item Type: Action Item

Rationale: Original motion from September 11, 2025, was withdrawn and discussions regarding having two drawings per year for these contracts rather than one drawing per year as it is currently.

Action(s):

Motion Carried:

Motion to approve two Power Hour bus drawings per year. One drawing per semester. This motion, made by Tammy Sharp and seconded by Katie Darby, Carried.

Roll Call Vote:

- Frances Rosales: *Yea*
- Butch Vaughn: *Nay*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*
- Stan Vaught: *Nay*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*

10.D. Power Hour Middle School Bus

Agenda Item Type: Action Item

Rationale: There is one middle school location for Power Hour at Rocky Fork Middle School. It was suggested that this route be covered by a bus currently running this route daily in order to pick up students in a timely manner. If multiple middle school drivers are interested, then those buses will be chosen by lottery.

Motion Carried:

Motion to approve current middle school bus to pick up students from Power Hour at Rocky Fork Middle School as presented. This motion, made by Stan Vaught and seconded by Frances Rosales, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

11. NAMING OF THE NEW MIDDLE SCHOOL

Agenda Item Type: Action Item

Rationale: NAME: Poplar Hill Middle School (PHM)

MASCOT: Bobcats

COLORS: Primary Hunter Green #1F4122, Secondary Gold #D4AF37

Motion Carried:

Motion to approve the recommendations of the naming committee for the new middle school as presented. This motion, made by Katie Darby and seconded by Stan Vaught, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

12. OAKLAND HIGH SCHOOL AND PLAY ON SPORTS AGREEMENT

Agenda Item Type: Action Item

Rationale: PlayOn Sports would like to partner with Oakland High School to provide a banded school video portal, school-based event scheduling, information, availability, etc.

Attachments: (1)

- [PlayOn Contract for OHS](#)

Motion Carried:

Motion to approve the Oakland High and PlayOn Sports agreement as presented. This motion, made by Butch Vaughn and seconded by Tammy Sharp, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

13. DIRECTOR'S UPDATE

Agenda Item Type: Information Item

Discussion: Work Session: Power Hour bus discussion

Board Meeting: Update on Transportation signed contracts.

14. GENERAL DISCUSSION

Agenda Item Type: Information Item

Discussion: Mrs. Rosales asked what we have done in the past regarding student safety during Halloween. She asked Dr. Chastain what schools have robotics and if Rutherford County hosts competitions.

Ms. Sharp commented on signage at LaVergne High rerouting drivers cutting through campus. She talked about the progress at the Annex and the progress of the new Poplar Hill Middle School.

15. ADJOURNMENT

Agenda Item Type: Non-Action Item

Rationale: 6:25 pm

Approval of Agenda Minutes

Claire Maxwell, RCS BOE Chairman

Date

Dr. James Sullivan, RCS Director of Schools

Date

Rutherford County School Board Meetings and exact conversations are recorded and may be found at the following link: <https://www.youtube.com/playlist?list=PL7CB325821E536E8D>. Board Meeting minutes are provided as a supplement to the recording.

Bid # 3830
Low Voltage Cabling (Poplar Hill Middle) and Cabling per Drop

PART I: Poplar Hill Middle Cabling Project

Vendor	Low Voltage Cabling (Labor & Materials All Inclusive)
Central Technologies	\$ 178,613.50
NetPlanner Systems	\$ 325,679.83
SG Network Services	\$ 299,168.60

PART II: Addendum Cabling per Drop (All School Locations)

Item #	Description	Central Technologies		NetPlanner Systems		SG Network	
		CAT 6	CAT 6a	CAT 6	CAT 6a	CAT 6	CAT 6a
1	1st Drop per location in wall (15-99)	\$ 185.00	\$ 210.00	\$ 470.00	\$ 578.00	\$ 200.00	\$ 240.00
1A	2nd Drop per location in wall (15-99)	\$ 160.00	\$ 180.00	\$ 470.00	\$ 578.00	\$ 150.00	\$ 190.00
1B	1 drop per location above ceiling (15-99)	\$ 185.00	\$ 210.00	\$ 472.00	\$ 580.00	\$ 200.00	\$ 240.00
1C	2nd drop per location above ceiling (15-99)	\$ 160.00	\$ 180.00	\$ 472.00	\$ 580.00	\$ 150.00	\$ 190.00
2	1st Drop per location in wall (100+)	\$ 180.00	\$ 200.00	\$ 470.00	\$ 578.00	\$ 200.00	\$ 240.00
2A	2nd Drop per location in wall (100+)	\$ 160.00	\$ 175.00	\$ 470.00	\$ 578.00	\$ 145.00	\$ 185.00
2B	1 drop per location above ceiling (100+)	\$ 180.00	\$ 200.00	\$ 472.00	\$ 580.00	\$ 200.00	\$ 240.00
2C	2nd drop per location above ceiling (100+)	\$ 160.00	\$ 175.00	\$ 472.00	\$ 580.00	\$ 145.00	\$ 185.00
4	General Labor Rate per Hour	\$ 65.00		\$ 80.00		\$ 62.50	

Recommend: Motion to award to Cenrtal Technologies Inc. for the overall lowest and best bid as shown.

To be funded through the Building Program, Capital Projects, and General Fund.

**Bid # 3831 Washington DC Field Trip
 Thurman Francis Arts Academy
 (May 11, 2026 - May 15, 2026)**

Item #	Description	90 Degree Leadership Consulting	**Academic Performance Travel	Bob Rogers Travel	EDU Trips	Educational Travel Adventures	FourWinds Tours	***Martin School Travel
1	80-89 Student Quad Occupancy	\$ 1,890.00	\$ 1,155.00	\$ 1,239.00	\$ 1,621.00	\$ 1,698.00	\$ 1,312.00	\$ 1,225.00
2	90-95 Student Quad Occupancy	\$ -	\$ 1,265.00	\$ 1,239.00	\$ 1,434.00	\$ 1,698.00	\$ 1,249.00	\$ 1,225.00
3	Single occupancy for 20 adults	\$ 3,520.00	\$ 1,755.00	\$ 1,869.00	\$ 2,410.00	\$ 2,290.00	\$ 2,272.00	\$ 1,875.00
4	Double occupancy for 20 adults	\$ 2,444.00	\$ 1,355.00	\$ 1,449.00	\$ 1,760.00	\$ 1,895.00	\$ 1,632.00	\$ 1,650.00
5	Triple occupancy for 20 adults	\$ 2,085.00	\$ 1,220.00	\$ 1,349.00	\$ 1,542.00	\$ 1,764.00	\$ 1,472.00	\$ 1,475.00
6	Quad occupancy for 20 adults	\$ 1,906.00	\$ 1,155.00	\$ 1,239.00	\$ 1,434.00	\$ 1,698.00	\$ 1,312.00	\$ 1,285.00

Recommend: Motion to award to Bob Rogers Travel for overall lowest and best bid as shown.

*Received "No Bid" from EF Explore America and GL Travel

**Vendor does not met bid specifications

To be funded through Thurman Francis School.

***Bad experience with travel company several parent complaints

Bid # 3831 Washington DC Field Trip
Thurman Francis Arts Academy
(May 11, 2026 - May 15, 2026)

Worldstrides	
\$	1,625.00
\$	1,625.00
\$	2,037.00
\$	1,779.00
\$	1,660.00
\$	1,625.00

Fund 141 - General Purpose School

			Budget Amendment #3		Amended Budget
Function	Object	Description	2026 Budget	TISA-on-Behalf Decreases Increases	
46513		TISA-On-behalf Payments	0	4,017,240	4,017,240
Total Revenue & Operating Transfers			573,385,825	0 4,017,240	577,403,065

Function	Object	Description	2026 Budget	Increases	Decreases	Amended Budget
71100	595	Reg Education Prg - Elem/Sec - TISA-on-Behalf Payments	0	890,000		890,000
71100 Total			297,262,354	890,000	0	298,152,354
71200	595	Special Education Program - TISA-on-Behalf Payments	0	410,000		410,000
71200 Total			48,721,206	410,000	0	49,131,206
99100	595	TISA- On-behalf Payments	0	2,717,240		2,717,240
99100 Total			0	0	0	0
Fund 141 Total			581,343,045	4,017,240	0	585,360,285

This amendment increases budgeted FY25-26 Fund 141 revenue and expenditures to recognize TISA-on-Behalf Payments. These payments are funds generated for students under TISA, but not issued to the LEA. They are paid directly to the state for specific items such as State Portion of Charter School Payments, Education Savings Account, Individualized Education Accounts, and Juvenile Detention Centers. TDOE requires LEA's to report these payments in their financial statements and will provide the actual amounts at year-end. This is a budget neutral amendment and does not provide any net gain or loss to the General Purpose Schools budget. The amount of these budgeted entries are \$4,017,240.

Recommended Motion:

To amend the FY25-26 Fund 141 General Purpose School Budget revenue & expenditures to recognize the TISA-on Behalf Payments as presented.

Dr. James Sullivan, Director of Schools

Date

Claire Maxwell, Chairman of the Board

REAL ESTATE PURCHASE AGREEMENT

(S Kings Highway, Murfreesboro, TN)

THIS AGREEMENT is made as of the 27th day of Sept., 2025 ("Effective Date"), between Stan Beech ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 401 Kings Highway, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-010.00-000 in the Office of the Rutherford County Property Assessor and 403 Kings Highway, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-009.00-000, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Five Hundred Thousand and 00/100 Dollars (\$500,000.00). The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

- (1) For the costs to prepare the Warranty Deed; and
- (2) Seller's attorneys' fees.

(b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

(1) 202 Bluff Avenue, Murfreesboro, TN

(2) 204 Bluff Avenue, Murfreesboro, TN; and

(3) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Stan Beech
Stan Beech
(No P.O. Boxes)
2362 North Rte. Murfreesboro TN 37128
Telephone: *615-977-5008*
Email: *stan.beech@gmail.com*

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Escrow Agent: Hudson, Reed & Christiansen, PLLC
(if required) 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"



STAN BEECH

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

McFadden Community Ctr.
221

McFadden
School Of
Excellence

Lytle Creek
CSX Transportation

304

306

312

314

318

316

320

322

323

320

314

404

406

311

KINGS HWY
VILLA ST

BLUFF AVE

BLUFF AVE

MILL ST

BATTLE AVE

202

204

208

401

403

402

406

410

412

413

419

421

602

ESRI; Gerald B Lee II (GIS Manager, City of Murfreesboro)

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #: R0056421
 Owner Name: BEECH STAN
 Owner Name 2:
 Owner Address: 2362 NORTH RD
 Owner Address 2:
 City, State, Zip: MURFREESBORO, TN 37128
 Property Address: 403 KINGS HWY
 Jurisdiction: 515 - Murfreesboro
 Parcel #: 091N-A-009.00-000
 Subdivision: WEST VIEW (KING RAGLAND) - WEST VIEW (KING RAGLAND)
 Lot #:
 Map Book: DB 51-564-567
 Dimensions: 37.5 X 150
 Land Flag: NODATA
 Units/Acres/Sites: 1.00000
 Class: 00 - Residential
 Land Mkt Value: \$25,000
 Improvement Value: \$142,400
 Yard Item Value: \$4,200
 Total Market Appraisal: \$171,600
 Assessment %: %
 Assessment: \$42,900
 Greenbelt Value: NODATA

Jan 1st Owner Name:
 Jan 1st Owner Name 2:
 Jan 1st Owner Address:
 Jan 1st Owner Address 2:
 Jan 1st City, State, Zip: NODATA

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Composition Shingle	1930	Allowance	Fair Plus

[View Square Footage](#)**Sale Information**

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-13	100000.00	1814	1611		

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-04		1809	3663		
2019-04-02		1760	3678		
2019-04-02		67	623		
2019-04-02		WB67	623		
2019-04-02		WB67	626		
1 2					

[Go Back to Search Page](#)**All data on this website represents the 2025 tax year.**[Results](#) [GIS Maps](#) [Pictures](#)

Account #: R0056422
 Owner Name: BEECH STAN
 Owner Name 2:
 Owner Address: 2362 NORTH RD
 Owner Address 2:
 City, State, Zip: MURFREESBORO, TN 37128
 Property Address: 401 KINGS HWY
 Jurisdiction: 515 - Murfreesboro
 Parcel #: 091N-A-010.00-000
 Subdivision: WEST VIEW (KING RAGLAND) - WEST VIEW (KING RAGLAND)
 Lot #: 50
 Map Book: DB 51-564-567
 Dimensions: 37.5 X 150
 Land Flag: NODATA
 Units/Acres/Sites: 1.00000
 Class: 00 - Residential
 Land Mkt Value: \$25,000
 Improvement Value: \$93,100
 Yard Item Value: \$0
 Total Market Appraisal: \$118,100
 Assessment %: %
 Assessment: \$29,525
 Greenbelt Value: NODATA

Jan 1st Owner Name:
 Jan 1st Owner Name 2:
 Jan 1st Owner Address:
 Jan 1st Owner Address 2:
 Jan 1st City, State, Zip: NODATA

[Pay your County Taxes Online](#)[See your estimated County tax bill](#)**Building Information**

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Composition Shingle	1930	Allowance	Fair Plus

[View Square Footage](#)**Sale Information**

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-13	100000.00	1814	1611		
1989-07-21	17000.00	428	753		DYER JAMES W ETUX FLORINE

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-04		1809	3665		
2019-04-02		1760	3678		
2019-04-02		WB67	626		
1978-02-01	0.00	264	521		YOUNG WILLARD

REAL ESTATE PURCHASE AGREEMENT
(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 3rd day of October, 2025 ("Effective Date"), between Kenneth D. Haynes and Melanie J. Haynes (collectively "Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 202 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-006.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be 275,000. The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

- (1) For the costs to prepare the Warranty Deed; and
- (2) Seller's attorneys' fees.

(b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

- (1) 401 S Kings Highway, Murfreesboro, TN;
- (2) 403 S Kings Highway, Murfreesboro, TN;
- (3) 204 Bluff Avenue, Murfreesboro, TN; and
- (4) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Kenneth D. Haynes and Melanie J. Haynes

11679 New Zion Rd

(No P.O. Boxes)

Christiana Tn 37037

Telephone: *615-631-9633*

Email: *Kenneth.d.haynes@gmail.com*

As to Buyer: Rutherford County Board of Education

Attn: James Sullivan

2240 Southgate Blvd.

Murfreesboro, TN 37128

With a copy to Jeff Reed

Buyer's Counsel: 16 Public Square North

Murfreesboro, TN 37130

Telephone: (615) 893-5522

Facsimile: (615) 849-2135

Email: jreed@mborolaw.com

With a copy to Hudson, Reed & Christiansen, PLLC

Escrow Agent: 16 Public Square North

(if required) Murfreesboro, TN 37130

Telephone: (615) 893-5522

Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

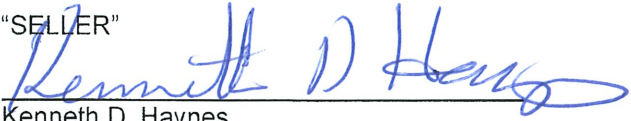
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

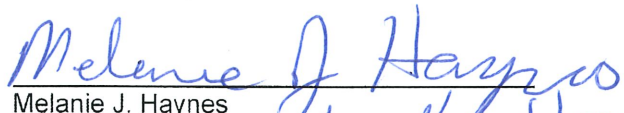
"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"


Kenneth D. Haynes


Melanie J. Haynes


JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

McFadden Community Ctr.

221

McFadden
School Of
Excellence

Lytle Creek
CSX Transportation

304

306

312

314

318

316

323

320

322

314

320

311

404

406

KINGS HWY

KINGS HWY

BLUFF AVE

BLUFF AVE

MILL ST

BATTLE AVE

PRIV.

602

421

410

412

413

419

402

406

208

204

202

ESRI; Gerald B Lee II (GIS Manager, City of Murfreesboro)

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #:	R0056418	Jan 1st Owner Name:	
Owner Name:	HAYNES KENNETH D	Jan 1st Owner Name 2:	
Owner Name 2:	MELANIE J	Jan 1st Owner Address:	
Owner Address:	11679 NEW ZION RD	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	CHRISTIANA, TN 37037		
Property Address:	202 BLUFF AVE		
Jurisdiction:	515 - Murfreesboro		
Parcel #:	091N-A-006.00-000		
Subdivision:	BRAGG & CANTRELL - BRAGG & CANTRELL		
Lot #:	40		
Map Book:	DB 67-269		
Dimensions:	LOT 40 BRAGG & CANTRELL DB 67 PG 269 50 X 239 IRR		
Land Flag:	NODATA		
Units/Acres/Sites:	1.00000		
Class:	00 - Residential		
Land Mkt Value:	\$26,000		
Improvement Value:	\$137,000		
Yard Item Value:	\$3,100		
Total Market Appraisal:	\$166,100		
Assessment %:	%		
Assessment:	\$41,525		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Preformed Metal	1937	Allowance	Average

[View Square Footage](#)

Sale Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2018-08-23	40000.00	1704	1918	CHERRY BOYD G	

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
1982-04-28	0.00	311	3		CHERRY BOYD G

REAL ESTATE PURCHASE AGREEMENT

(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 6TH day of OCTOBER, 2025 ("Effective Date"), between James M. Patrick ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 208 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-008.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Three Hundred Thousand and 00/100 Dollars (\$300,000.00). The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

- (1) For the costs to prepare the Warranty Deed; and
- (2) Seller's attorneys' fees.

(b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

- (1) 401 S Kings Highway, Murfreesboro, TN;
- (2) 403 S Kings Highway, Murfreesboro, TN;
- (3) 202 Bluff Avenue, Murfreesboro, TN; and
- (3) 204 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: James M. Patrick
7700 BRIDLEWOOD DRIVE
(No P.O. Boxes)
CHRISTIANA, TN 37037
Telephone: 615-218-9669
Email: jmpapex@gmail.com

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Escrow Agent: Hudson, Reed & Christiansen, PLLC
(if required) 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"



JAMES M. PATRICK

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

Mcfadden Community Ctr. 221

Mcfadden School Of Excellence



Lytle Creek

GSX Transportation

306

304

312

314

318

316

323

320

322

314

320

311

VILLA ST

KINGS HWY

401

403

BLUFF AVE

413

419

402

406

410

412

421

BLUFF AVE

208

204

202

MILL ST

602

PRIV

[Go Back to Search Page](#)**All data on this website represents the 2025 tax year.**

Results GIS Maps Pictures

Account #: R0056420
 Owner Name: PATRICK JAMES M
 Owner Name 2:
 Owner Address: 7700 BRIDLEWOOD DR
 Owner Address 2:
 City, State, Zip: CHRISTIANA, TN 37037
 Property Address: 208 BLUFF AVE
 Jurisdiction: 515 - Murfreesboro
 Parcel #: 091N-A-008.00-000
 Subdivision: BRAGG & CANTRELL - BRAGG & CANTRELL
 Lot #: 38
 Map Book: DB 67-269
 Dimensions: LOT 38 BRAGG AND CANTRELL ADD 146.5X211 IRR
 Land Flag: NODATA
 Units/Acres/Sites: 1.00000
 Class: 00 - Residential
 Land Mkt Value: \$25,000
 Improvement Value: \$140,400
 Yard Item Value: \$3,300
 Total Market Appraisal: \$168,700
 Assessment %: %
 Assessment: \$42,175
 Greenbelt Value: NODATA

Jan 1st Owner Name:
 Jan 1st Owner Name 2:
 Jan 1st Owner Address:
 Jan 1st Owner Address 2:
 Jan 1st City, State, Zip:

NODATA

[Pay your County Taxes Online](#)[See your estimated County tax bill](#)**Building Information**

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Paneling	Hip/Gable	Composition Shingle	1920	Allowance	Fair Plus

[View Square Footage](#)**Sale Information**

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2002-11-01	23385.00	204	2506		PATRICK JAMES M AND DOUGLAS L PATRICK
2001-12-08	36900.00	126	1490		FIRST BANK NAT ASSO C/O EQUICREDIT CENTER

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2009-12-17	0.00	966	2007	PATRICK JAMES M AND DOUGLAS L PATRICK	PATRICK JAMES M
1996-08-23	0.00	581	776		GGANNON OTHO ETUX DIANNE
1982-06-21	0.00	312	37		GANNON LELA MAE P

Disclosure of Business Relationship

East Main Title, LLC is owned by Von M. Dotson. East Main Title, LLC has the following estimated fees:

\$525.00

- Closing Fee of ~~\$500.00~~ standard closing fee.
- Search Fee \$400.00 (if outside Rutherford, Williamson, or Davidson Counties).
- Search Update fee \$25.00
- Power of Attorney Fee \$50.00
- Title Insurance Rates are filed with the State, and are based on location, sales price, and loan amount.
- All fees are subject to change depending on the individual circumstances of the closing.

Property Address: 204 Bluff Avenue, Murfreesboro, Tennessee 37129-3511

Nelson Vaught

dotson verified
10/17/2018 12:00 AM CDT
UFON HCHC TDHR NNPP

Client Signature

Client Signature

Nelson Vaught

Printed Name

Printed Name

Date

Date



REAL ESTATE PURCHASE AGREEMENT

(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 16th day of OCTOBER, 2025 ("Effective Date"), between Nelson Vaught ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 204 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-007.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00). The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

(1) For the costs to prepare the Warranty Deed; and

(2) Seller's attorneys' fees.

(b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage caused by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.



3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

- (1) 401 S Kings Highway, Murfreesboro, TN;
- (2) 403 S Kings Highway, Murfreesboro, TN;
- (3) 202 Bluff Avenue, Murfreesboro, TN; and
- (4) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

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8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Nelson Vaught

(No P.O. Boxes)

Telephone: (615) 295-1463

Email: nelsonvaught68@gmail.com

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to
Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to
Escrow Agent:
(if required) Hudson, Reed & Christiansen, PLLC
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"

Nelson Vaught

Please see ADDENDUM A (ATTACHED)



JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.
2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.
3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.
4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.
5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

FRANKLIN
O (615) 775-1818
F (615) 775-8808

CLARKSVILLE
O (615) 225-3000
F (615) 225-3000



MURFREESBORO
O (615) 895-8000
F (615) 895-0421

CLARKSVILLE
O (615) 648-3500
F (615) 648-3551

ADDENDUM A

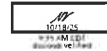
Property Address: 204 Bluff Avenue Murfreesboro 37129-3511
Buyer: _____
Seller: Nelson Vaught
Buyer's Agent: _____
Listing Agent: Von M. Dotson

This ADDENDUM between the undersigned parties is entered into and is effective as of the Date provided in the Purchase and Sales Agreement with an Effective Date or Offer Date of 10/17/2025 for the purpose of changing, deleting, supplementing or adding terms to said Agreement. In consideration of mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Sales Price to be \$260,000.00



Seller is allowed to remove both buildings, along with all plants, trees, and shrubbery.



Buyer(s) to compensate Keller Williams Realty 3% of sales price at closing.

Seller to close with:
East Main Title, LLC.
201 East Main Street, Suite 315
Murfreesboro, Tennessee 37130
(615) 895-5397 Office
Attn: Rachel Brown
Rachel@eastmaintitle.com

47 This Addendum is made a part of the Agreement as if quoted therein verbatim. Should the terms of this Addendum conflict
48 with the terms of the Agreement or other documents executed prior to or simultaneous to the execution of this Addendum, the
49 terms of this Addendum shall control, and the conflicting terms are hereby considered deleted and expressly waived by all
50 parties. In all other respects, the Agreement shall remain in full force and effect.

51 The party(ies) below have signed and acknowledge receipt of a copy.

52
53 **BUYER** **BUYER**
54 **By:** _____ **By:** _____
55 **Title:** _____ **Title:** _____
56 **Entity:** _____ **Entity:** _____
57 _____ at _____ o'clock ☐ am/ ☐ pm _____ at _____ o'clock ☐ am/ ☐ pm
58 **Date** **Date**

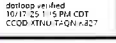
59 The party(ies) below have signed and acknowledge receipt of a copy.

60  
61 **SELLER** *Nelson Vaught* **SELLER**
62 **By:** _____ **By:** _____
63 **Title:** _____ **Title:** _____
64 **Entity:** _____ **Entity:** _____
65 _____ at _____ o'clock ☐ am/ ☐ pm _____ at _____ o'clock ☐ am/ ☐ pm
66 **Date** **Date**

68 The party(ies) below have signed and acknowledge receipt of a copy.

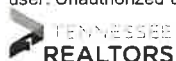
69
70 **BUYER'S AGENT** **FIRM / COMPANY**
71 _____ at _____ o'clock ☐ am/ ☐ pm _____
72 **Date** **Address**

74 The party(ies) below have signed and acknowledge receipt of a copy.

75  
76 **LISTING AGENT** *Von M. Dotson* **Keller Williams Realty** **FIRM / COMPANY**
77 _____ at _____ o'clock ☐ am/ ☐ pm *450 St. Andrew Drive*
78 **Date** **Address** *Murfreesboro TN 37128*

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which Von M. Dotson is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615- 321-1477.



REAL ESTATE PURCHASE AGREEMENT
(4324 Blackman Road, Murfreesboro, TN)

THIS AGREEMENT is made as of the 29th day of Aug, 2025 ("Effective Date"), between Jeffrey S. Dismukes and Ruby Dianne Dismukes (collectively "Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 4324 Blackman Road, Murfreesboro, Rutherford County, Tennessee consisting of approximately 86.08 acres, more or less, further identified as Parcel No. 071-011.03-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", less an area of approximately 1.5 acres around Seller's personal home on an adjoining parcel to be retained by Seller, together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price, Payment, Survey. The total Purchase Price shall be \$8,500,000.00 - 100. The Purchase Price shall be paid in cash at closing. The Buyer shall have a new survey of the Property prepared at Buyer's expense which will be utilized to convey title to the Property, and Buyer and Seller must mutually agree on an area of approximately 1.5 acres to be retained by Seller adjacent to Seller's personal house on an adjoining parcel.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within ten (10) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

(1) For the costs to prepare the Warranty Deed; and

- (2) Seller's attorneys' fees.
- (b) Buyer shall pay:
 - (1) Any transfer taxes on the deed;
 - (2) The costs of the title insurance;
 - (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
 - (4) The costs of a Survey of the Property;
 - (5) The costs of recording the deed; and
 - (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage caused by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become

nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No Commissions are due in regards to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by

registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Jeffrey S. Dismukes and Ruby Dianne Dismukes
4604 Blackman Rd
(No P.O. Boxes)
Murfreesboro, TN
Telephone: _____
Email: _____

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Jeff Reed
Buyer's Counsel: 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Hudson, Reed & Christiansen, PLLC
Escrow Agent: 16 Public Square North
(if required) Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"

Jeffrey S. Dismukes
JEFFREY S. DISMUKES

Ruby Dianne Dismukes
RUBY DIANNE DISMUKES

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

Il data on this website represents the 2025 tax year.

[Results](#) [GIS Maps](#) [Pictures](#)

Account #:	R0134257	Jan 1st Owner Name:	
Owner Name:	DISMUKES JEFFREY S	Jan 1st Owner Name 2:	
Owner Name 2:	RUBY DIANNE	Jan 1st Owner Address:	
Owner Address:	4604 BLACKMAN RD	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODAT
City, State, Zip:	MURFREESBORO, TN 37129		
Property Address:	4324 BLACKMAN RD		
Jurisdiction:	000 - Rutherford		
Parcel #:	071-011.03-000		
Subdivision:	G S DISMUKES & BARBARA W DISMUKES RLT WEST OF I24 - G S DISMUKES & BARBARA W DISMUKES RLT WEST OF I24		
Lot #:			
Map Book:	44-281		
Dimensions:	NODATA		
Land Flag:	NODATA		
Units/Acres/Sites:	86.08000		
Class:	11 - Agricultural		
Land Mkt Value:	\$287,600		
Improvement Value:	\$202,300		
Yard Item Value:	\$54,500		
Total Market Appraisal:	\$544,400		
Assessment %:	%		
Assessment:	\$136,100		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

[View Square Footage](#)

Sale Information

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2024-03-20	0.00	2421	2573		
2024-02-19	0.00	2413	3297		
1994-12-26	0.00	540	556		DISMUKES G S ETUX BARBARA REVOCABLE LIVING TRUST THE

