

**RUTHERFORD COUNTY SCHOOL DISTRICT**  
**2240 Southpark Drive**  
**Murfreesboro, TN 37128**

**SEPTEMBER 25, 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:** Caleb Tidwell

**Board Meeting:** Caleb Tidwell

**3. APPROVAL OF AGENDA**

**Recommended Motion - to approve the agenda as presented.**

**4. APPROVAL OF CONSENT AGENDA (TAB 1)**

**A. Minutes:** Policy Committee Meeting Minutes, July 21, 2025  
Special Called Meeting Minutes, September 9, 2025  
Board Meeting Minutes, September 11, 2025

**B. Bids:** Bid #3828 – Greenhouse Site Prep (RHS)  
Bid #3829 – Greenhouse Site Prep (HHS)  
Request to Purchase – golf cart (BHS)

**C. Use of Facilities:**

**FACILITIES USE**  
**9/25/2025**

**Fees**

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Blackman High  | Tennessee Soccer Club, games, stadium,<br>10/4/25 – 12/14/25, \$100 per hour                       |
| Central Magnet | The Church in Murfreesboro, meetings,<br>classroom & cafeteria, 9/28/25 – 9/28/26, \$69<br>per day |

|                     |                                                                                        |
|---------------------|----------------------------------------------------------------------------------------|
| Oakland High        | Nashville United Soccer Academy, games, stadium, 11/2/25, \$115 per hour               |
| Oakland High        | Ray Guy Prokicker.com Kicking Camps, camp, stadium, 12/6/25 - 6/20/26, \$115 per hour  |
| Smyrna High         | Sozo Dance Academy, recital, classrooms & auditorium, 12/12/25 – 12/14/25, \$990       |
| Smyrna Middle       | True Gospel Church, service, library, 10/5/25 – 9/6/26, \$15 per day                   |
| Stewarts Creek High | Dogs Have Amazing Noses, dog training, classroom & campus, 11/21/25 – 11/23/25, \$1800 |

#### No Fees

|                      |                                                                                                    |
|----------------------|----------------------------------------------------------------------------------------------------|
| Lascassas Elementary | Scouting America, BSA, meeting, cafeteria, 9/15/25 & 9/17/25, no fees, **retro review              |
| McFadden Elementary  | Girl Scouts of America, meetings, science lab & cafeteria, 9/26/25 – 5/31/26, no fees              |
| Oakland Middle       | Tennessee Hustle Basketball, practice, sports field, 2/1/26 – 6/21/26, no fees, *In-Kind Agreement |
| Plainview Elementary | Believers Faith Fellowship, mentor program, gym, 9/26/25 – 1/25/26, no fees, *In-Kind Agreement    |

Note: Facility use prior to 9/25/25 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.**

#### **D. Non-Faculty Coaches:**

| NAME         | SCHOOL         | SPORT/ACTIVITY              |
|--------------|----------------|-----------------------------|
| Walker, Lori | Central Magnet | Swimming                    |
| Ellis, Chris | Eagleville     | HS Boys Basketball/Softball |

|                     |                                 |                     |
|---------------------|---------------------------------|---------------------|
| McLemore, Brody     | Eagleville                      | Wrestling           |
| McLemore, Wyatt     | Eagleville                      | Wrestling           |
| Snell, Kevin        | Eagleville                      | MS Girls Basketball |
| Harrelson, Gabriela | Oakland Middle                  | Swimming            |
| Hall, Grace         | Riverdale High                  | Archery             |
| Wolff, Amos         | Riverdale High                  | Archery             |
| Wauchek, Jessica    | Rockvale High                   | Bowling             |
| Wright, Connor      | Rockvale High                   | Swimming            |
| Bingham, Sara       | Rockvale Middle                 | Archery             |
| Carpenter, Bryan    | Rockvale Middle                 | Archery             |
| Crawford, Harry     | Rockvale Middle                 | Boys Basketball     |
| Black, Jeremy       | Rocky Fork Middle               | Baseball            |
| Smith, Martin       | Rocky Fork Middle               | Boys Basketball     |
| Smith, Hailey       | Siegel High                     | Archery             |
| Combs, Anthony      | Siegel Middle                   | Softball            |
| Bennett, John       | Smyrna High                     | Wrestling           |
| Nezbeth, Robert     | Smyrna Middle                   | Wrestling           |
| Urban, Jason        | Wilson Elementary/Siegel Middle | Archery             |
| Vest, Jonathan      | Blackman High School            | Choir               |
| Lowery, Michael     | Oakland High School             | Theatre             |
| Rankins, Quantavius | Oakland High School             | Theatre             |
| Anderson, Emma      | Oakland Middle School           | Band                |
| Anderson, Josiah    | Oakland Middle School           | Band                |
| Zimmerer, Jennifer  | Smyrna High School              | Band                |

|                  |                              |      |
|------------------|------------------------------|------|
| Morack, Jordan   | Smyrna Middle School         | Band |
| Anderson, Emma   | Thurman Francis Arts Academy | Band |
| Anderson, Josiah | Thurman Francis Arts Academy | Band |
| Olson, Ava       | Thurman Francis Arts Academy | Band |

**E. Salary Supplements and Contract Payments:**

| <b>Name-Certified</b> | <b>NTE Amt.</b>                                | <b>School</b>   | <b>Funded By</b>                                     | <b>Description</b>                                                       |
|-----------------------|------------------------------------------------|-----------------|------------------------------------------------------|--------------------------------------------------------------------------|
| Allison Kenne         | \$1,000.00                                     | Blackman Middle | School Funds - Basketball Cheer                      | Coaching                                                                 |
| Kristen Radcliffe     | \$1,000.00                                     | Blackman Middle | School Funds - Basketball Cheer                      | Coaching                                                                 |
| Christopher Lowry     | \$5,200.00                                     | Rockvale High   | School Funds - Band                                  | Marching band drill, choreography, percussion                            |
| Amy Boyd              | \$400 (\$300 general athletics/\$100 football) | Rocky Fork      | School Funds - Athletics/Football                    | Running the scoreboard at home football games                            |
| Jamie Pilkington      | \$3,000.00                                     | Siegel High     | School Funds - Cross Country                         | Assistant Coach - attend practices, meets, & work with athletes          |
| Sarah Hunt Green      | \$3,000.00                                     | Siegel High     | School Funds - Football/Basketball                   | Manager of Football Gate and Manager of Basketball Gate                  |
| Carl Watts III        | \$10,000.00                                    | Siegel High     | School Funds - Football/Basketball/Softball/Baseball | Concession Manager                                                       |
| Jeremy Stansbury      | \$10,000.00                                    | Siegel High     | Various Siegel High School Sports                    | Bus Driving                                                              |
| Craig Reavis          | \$6,000.00                                     | Siegel High     | School Funds - Football/Baseball/Graduation          | Baseball tournament director, Football announcer, & Graduation announcer |
| Cora Proctor          | \$2,000.00                                     | Siegel High     | School Funds - Cross Country                         | Coaching                                                                 |



|                         |                 |                              |                                      |                                                                                     |
|-------------------------|-----------------|------------------------------|--------------------------------------|-------------------------------------------------------------------------------------|
| Charles Torrent         | \$100.00        | Smyrna Middle                | School Funds - Band                  | Teach beginner trumpet players at start up event                                    |
| Thomas Chesnut          | \$100.00        | Smyrna Middle                | School Funds - Band                  | 6th Grade Jump Start                                                                |
| Laura Roland            | \$1,000.00      | Stewarts Creek High          | School Funds - Volleyball            | Bookkeeper                                                                          |
| Shannon Cron            | \$2,306.60      | Stewarts Creek Middle        | School Funds - Athletics/Concessions | Organizing, operating, and managing for concessions                                 |
| Allison Glapa           | \$2,306.60      | Stewarts Creek Middle        | School Funds - Athletics/Concessions | Organizing, operating, and managing for concessions                                 |
| Heather Reedy           | \$1,200.00      | Thurman Francis Arts Academy | Event Payment Donation - PTO         | DJ Dances (Monster Mash, Homecoming, Daddy/Daughter, and MS Spring Dance)           |
| <b>Name-Non-Faculty</b> | <b>NTE Amt.</b> | <b>School</b>                | <b>Funded By</b>                     | <b>Description</b>                                                                  |
| Johnathan Vest          | \$30 per lesson | Blackman High                | School Funds - Choir                 | Accompany choirs for concerts and events; Teach voice lessons to students at school |
| Steelton Flynn          | \$2,000.00      | Blackman High                | School Funds - Cross Country         | Assisting head coach and plan workouts                                              |
| Lauren Head             | \$300.00        | Blackman High                | School Funds - Boys & Girls Golf     | Asst. Coach and Fundraising                                                         |
| Tim Denney              | \$2,500.00      | Central Magnet               | School Funds - Softball              | Maintenance of softball fields, lawncare                                            |
| Forrest Freeman         | \$1,500.00      | Oakland High                 | School Funds - Football              | Statistician                                                                        |
| Quantavius Rankins      | \$1,200.00      | Oakland High                 | School Funds - Theatre               | Choreography for Musical                                                            |
| Michael Lowery          | \$2,500.00      | Oakland High                 | School Funds - Theatre               | Set Design, Construction Instruction, and Strike                                    |

|                    |                                        |                              |                              |                                                                                   |
|--------------------|----------------------------------------|------------------------------|------------------------------|-----------------------------------------------------------------------------------|
| Emma Anderson      | \$25/half hour and \$40/hour           | Oakland Middle               | School Funds - Band          | Private Lessons                                                                   |
| Josiah Anderson    | \$25/half hour and \$40/hour           | Oakland Middle               | School Funds - Band          | Private Lesson Instructor                                                         |
| Canaan Anderson    | \$2,000.00                             | Siegel High                  | School Funds - Cross Country | Assistant Coach                                                                   |
| Brianne Allen      | \$1,500.00                             | Siegel Middle                | School Funds - Softball      | Asst. Softball Coach                                                              |
| Jennifer Zimmerer  | \$30 per half hour lesson, weekly      | Smyrna High                  | School Funds - Choir         | Private Clarinet Lessons                                                          |
| Jordan Morack      | \$30 per lesson                        | Smyrna Middle                | School Funds - Band          | Private Lessons                                                                   |
| Jennifer Fernandez | \$4,000.00                             | Stewarts Creek High          | School Funds- Softball       | Summer Maintenance on softball field, edging infield, irrigation system, & mowing |
| Ava Olsen          | \$25 per student for 25 minute lessons | Thurman Francis Arts Academy | School Funds - Band          | Percussion lessons during class time.                                             |
| Emma Anderson      | \$25/half hour and \$40/hour           | Thurman Francis Arts Academy | School Funds - Band          | Private Lessons                                                                   |
| Josiah Anderson    | \$25/half hour and \$40/hour           | Thurman Francis Arts Academy | School Funds - Band          | Private Lesson Instructor                                                         |
| Reggie White       | \$2,500.00                             | Whitworth Buchanan Middle    | School Funds - Football      | Assistant Coach                                                                   |
| <b>Temp NFS</b>    | <b>NTE Amt.</b>                        | <b>School</b>                | <b>Funded By</b>             | <b>Description</b>                                                                |
| John Womack Jr.    | \$800.00                               | Stewarts Creek High          | School Funds - Band          | Competition Press Box Staff                                                       |
| John Baugh         | \$800.00                               | Stewarts Creek High          | School Funds - Band          | Competition Press Box Staff                                                       |
| Joel Beckman       | \$5,000.00                             | Stewarts Creek High          | School Funds - Band          | Competition Adjudication                                                          |
| Mark Casey         | \$5,000.00                             | Stewarts Creek High          | School Funds - Band          | Competition Adjudication                                                          |
| Hal Murphy         | \$5,000.00                             | Stewarts Creek High          | School Funds - Band          | Competition Adjudication                                                          |
| Tom Case           | \$5,000.00                             | Stewarts Creek High          | School Funds - Band          | Competition Adjudication                                                          |
| David Albert       | \$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    |
| Blair Callaway     | \$5,000.00      | Stewarts Creek High       | School Funds - Band            | Competition Adjudication    |
| Joseph Roche       | \$5,000.00      | Stewarts Creek High       | School Funds - Band            | Competition Adjudication    |
| <b>Classified</b>  | <b>NTE Amt.</b> | <b>School</b>             | <b>Funded By</b>               | <b>Description</b>          |
| Jamieson Sapp      | Overtime Rate   | Blackman Elementary       | Outside Use of Facilities      | Custodial                   |
| Kaleb Oliver       | \$1,500.00      | Blackman High             | School Funds - Football        | Coaching                    |
| Brandon Utley      | \$5,000.00      | Oakland High              | School Funds - Indoor Facility | Indoor facility maintenance |
| Estella Williams   | \$150.00        | Rockvale Middle           | School Funds - Drama/Theater   | Audition Prep Coach         |
| LaRenta Buchanan   | \$800.00        | Whitworth Buchanan Middle | School Funds - Softball        | Assistant Coach             |

**F. Nepotism:** Denise Recer – Custodian – Riverdale High School  
Walter Wordlaw – Custodian – Cedar Grove Elementary

**G. Buses:** Voluntary termination of Contract #244 - Kelly Hobbs  
Voluntary termination of Contract #321 - Renee Dean, R&B Bussing LLC

#### **H. Special Education Stipends:**

The Special Education Department is requesting to provide the \$2,000 bonus to 101 RCS certified employees. These 101 RCS Special Education employees were not included in the one-time bonuses provided to all RCS teachers this month. The cost of these bonuses will not exceed \$237,966.00 which includes benefits. These funds have been approved by TDOE and will come from IDEA funds in 2025-2026.

Abed, Hafsa  
Allison, Angela  
Anderson, Hannah  
Anderson, Cameron  
Auerbach, Brittany  
Babb, Tara  
Bate, Annie  
Bennett, Stephanie  
Bingman, Kurstin  
Bishop, Karen

Lawson, Tara  
Little, Niketa  
Locke, Claire  
Luckeydoo, Amelia  
McCurrie, Whitney  
McDevitt, Dana  
Messer, Angela  
Miller, Jennifer  
Murdock, Andrea  
Nelson, Julia

Boyett, Melisa  
Brislin, Alexandra  
Brooks, Misty  
Carmichael, Jeri  
Carr, Samantha  
Collins, Amanda  
Coffee, Vernea  
Couts, Joshua  
Crismon, Larry  
Daniel, Sandra  
Davis, John  
Davis, Eric  
Dohnal, Linda  
Doss, Inga  
Edwards, Tracy  
Encalada, Megan  
Erwin, Debra  
Fann, Katie  
Fenner, Melindia  
Fernandez, Amanda  
Ferguson (Davenport), Julie  
Gammon, Brandy  
Gonzalez, Taylor  
Goss, Lauren Sarah  
Hancock, Stacey  
Harrison, Kerri  
Harvey, Jason  
Hester, Holly  
Hill, Brandi  
Hood, Janna  
Hunsicker, Lauren  
Hunt, Brooklynn  
Hux, Kaitlin  
Jarrett-Harrison, Nicolette  
Jennings, Molly  
Kawano, Jenny  
Kinnison, Delaina  
Kuersten, Alexandra  
Lancaster, Kathryn  
Landrum, Amanda  
Lane, Lisa

Potts, Brittany  
Pursell, Kathryn  
Ramirez, Hannah  
Reed, Tijuana  
Robacker, Cassie  
Robinson, Shawn  
Robinson, Jeffrey  
Rocha, Keri  
Roche, Antionette  
Rowlett, Deanna  
Scott, Hannah  
Shands, Autumn  
Shields, Crystal  
Shofner, Angela  
Silva, Shelby  
Sloat, Natalie  
Smith, Mary  
Spencer, Ethan  
Spicer, Melanie  
Stalker, Kerry  
States, Angela  
Stout, Amy  
Sullivan, William  
Summerlin, Megan  
Surles, Terrence  
Tatum, Mackenzie  
Taylor, Matthew  
Terry, Andrea  
Thompson, Sedonia  
Tucker, Melissa  
Weiss, Erin  
Wheeler, Abigail  
Williams, Felicia  
Willis, Diana  
Wise, Tracy  
Wise, Coleman  
Woodside, Eileen  
Wright, Emily  
Wright, Emily  
Wrye, Rachael

## **I. ESL:**

The ESL department is requesting the use of Title III funds to conduct an ESL Parent Class at Smyrna Elementary School. Erika Aguilar, ESL EA, will be paid \$25 an hour for two hours of instruction each week. For semester one, the class will meet for 12 weeks. For semester two, the class will meet for 17 weeks. This is a total payment of \$1,450 for the 2025-26 school year.

The ESL department is requesting the use of Title III funds to conduct an ESL Parent Class at Smyrna Primary School. Lidice Alvarez, ESL EA, will be paid \$25 an hour for two hours of instruction each week. For semester one, the class will meet for 12 weeks. For semester two, the class will meet for 17 weeks. This is a total payment of \$1,450 for the 2025-26 school year.

The ESL department requests to use Title III funds to provide a \$2,000 stipend to ESL Coaches for after-school professional development responsibilities. The coaches are Casey Wood, Meghan Vigil, Lauren Crutchfield, and Terah Pring.

The ESL department requests to add Rachel Sanderson (Campus School) and Erin Woodrum (McFadden) to the list of ESL lead teachers receiving the lead stipend. \$1,000 will be paid to each teacher for their extra duties from Title III.

**Recommended Motion – to approve the consent agenda as presented.**

## **5. RUTHERFORD PROUD**

### **CMA Music Teachers of Excellence**

Three Rutherford County Schools' music educators have been recognized as 2025 CMA Music Teachers of Excellence. Only 30 teachers from across the country were selected, which makes it even more of an honor for three of them to be from Rutherford County Schools.

- Reggie Coleman, band director at Rocky Fork Middle School
- Garrett Doo, choir director at Smyrna High School
- Nick Efstathiou, band director at Riverdale High School

### **RCS Strong Outstanding Staff Awards**

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.

## 6. GUEST SPEAKER

**Work Session:** Representative Mike Sparks wants to present his proposal for lowering the age requirement that a person can drive a school bus.

**Board Meeting: Recommended Motion – to accept or deny support of the Resolution shared by Representative Mike Sparks regarding lowering the age requirement for school bus drivers.**

## 7. 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.*

## 8. INSTRUCTION

- I. Work Session: Director of Schools, Dr. Sullivan to present the middle school rezoning review previously approved in the Winter of 2023.
- II. David Youree Elementary and LaVergne Lake Elementary are requesting to partner with Better Lessons for a professional development plan throughout the 2025-2026 school year. Expeditionary Learning (EL) is our current English/Language Arts adoption for elementary schools and Better Lessons will work with our administrators and teachers from both faculties to improve instruction using our Tier I curriculum. The plan will include an in-person baseline learning walk with administrators, provide in-person workshops with teachers, and in-person learning walks in the building. Funding for this plan will not exceed \$60,500.00 for the two schools and will come from Title I funds.

**Recommended Motion – to approve David Youree and LaVergne Lake Elementary to use Title I funds not to exceed \$60,500.00 for a professional development plan with Better Lessons for the 2025-2026 school year.**

## 9. ENGINEERING AND CONSTRUCTION (TAB 2)

- I. City of LaVergne / Waldron Road Realignment request: The City of LaVergne is working to realign and widen Waldron Road at Rock Springs Elementary. JMT Property Services represents the City of Lavergne in the purchase of properties for the Waldron Road widening project. The proposal includes purchase for land from RCS of 0.97 acres, permanent slope, utility easements, 0.76 acres, and temporary construction easements of 1.34 acres. The offer is \$215,595.00 and is based on value for the property of \$75,000.00 per acre. There is a bonus if signed within 30 days to add \$21,560.00 for a total of \$237,160.00. Engineering and Construction has reviewed the request and has no objections.

**Recommended Motion - to approve The City of LaVergne offer for the Waldron Road realignment and widening project as presented.**

- II. School Nutrition Job Description Revision: The School Nutrition department is updating the current position listed as a Field Manager to align with the current role. This position has been

listed as a Field Manager but has been performing the duties of a Commodities and Contract Specialist. School Nutrition has drafted a job description that is in line with the current duties assigned to this position. This is not a request to add a position.

**Recommended Motion - to approve the new job description of School Nutrition Commodities and Contract Services Specialist as presented.**

#### **10. DIRECTOR'S UPDATE**

Board Meeting: RCS Academic Performance Presentation

#### **11. GENERAL DISCUSSION**

#### **12. ADJOURNMENT**

*Executive Session following the Board Work Session, September 23, 2025*

**Rutherford County Board of Education**

2240 Southpark Drive  
Murfreesboro, TN 37128

Policy Committee Meeting  
July 21, 2025

**Board Members Present**

Claire Maxwell, Chair  
Frances Rosales, Vice Chair  
Tammy Sharp  
Katie Darby  
Caleb Tidwell  
Butch Vaughn  
Stan Vaught  
Dr. James Sullivan, Director of Schools

**Committee Members Present**

Dr. Kay Martin  
Dr. Mark Gullion  
Larry Creasy  
Joe Hardman  
Monica Carr  
Jason Scales

**Others Present**

Monika Ridley  
Jeff Reed  
Stacy Wallace

**1. CALL TO ORDER**

The Board Chairman, Ms. Maxwell, called the meeting to order at 5:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF THE AGENDA**

**4. PUBLIC COMMENT**

**5. POLICY CHANGES**

**The policy meeting began with a review of Policy 1.407 – School District Records**

Removes facsimile as a way to submit records requests pursuant to a change in state law.

Motion made by Ms. Darby and seconded by Ms. Sharp to approve Policy 1.407.

**Vote: All yes**



**The policy committee reviewed Policy 1.700 – School District Goals**

Removes requirement for educator diversity goals pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Mr. Tidwell to approve Policy 1.700.

**Vote: All yes**

**The policy committee reviewed Policy 1.901 – Charter School Applications**

Updates reporting requirements for charter applications pursuant to a change in state law.

Motion was made by Mr. Vaught and seconded by Mr. Vaughn to approve Policy 1.901.

**Vote: All yes**

**The policy committee reviewed Policy 1.903 – Charter School Oversight**

Updates authorizer monitoring, reporting, and review pursuant to changes in state law.

Motion was made by Mr. Vaught and seconded by Ms. Sharp to approve Policy 1.903.

**Vote: All yes**

**The policy committee reviewed 1.905 – Charter School Renewal**

Updates reporting and renewal criteria pursuant to changes in state law.

Motion was made by Dr. Sullivan and seconded by Mr. Vaught to approve Policy 1.905.

**Vote: All yes**

**The policy committee reviewed Policy 1.906 – Charter School Revocation**

Updates revocation of charter school agreements pursuant to changes in state law.

Motion was made by Mr. Vaught and seconded by Mr. Vaughn to approve Policy 1.906

**Vote: All yes**

**The policy committee reviewed Policy 2.403 – Surplus Property Sales**

Changes threshold amount for disposition of equipment purchased with federal dollars pursuant to a change in federal law.

Motion was made by Mr. Vaughn and seconded by Ms. Sharp to approve Policy 2.403.

**Vote: All yes**

**The policy committee reviewed Policy 2.806 – Bids and Quotations**

Adds language for option for electronic bidding.

Motion was made by Mr. Vaught and seconded by Mr. Creasy to approve Policy 2.806.

**Vote: All yes**

**The policy committee reviewed Policy 3.202 – Emergency Preparedness Plans**

Adds language to clarify that no more than two fire drills are required to occur within the first thirty full school days pursuant to a change in state law.

Motion was made by Ms. Rosales and seconded by Mr. Tidwell to approve Policy 3.202.

**Vote: All yes**

**The policy committee reviewed Policy 3.2031 – Threat Assessment Team**

Adds reporting requirements regarding threats pursuant to a change in state law.

**Discussion held:**

Ms. Ridley indicated a change in the reporting section which requires the Director of Schools to report certain incidents to the Board and to parents.

Dr. Sullivan mentioned that a lot of this is already being done. The Board has been getting updated whenever there is anything that goes on that is an emergency and they overcommunicate emergencies to parents.

Motion was made by Ms. Rosales and seconded by Ms. Sharp to approve Policy 3.2031.

**Vote: All yes**

**The policy committee reviewed Policy 3.400 – Student Transportation Management**

Revises language for awarding and renewing contracts and updates language consistent with current contract.

**Discussion held:**

Ms. Darby asked if the policy is saying that Rutherford County Schools will not hire brand new bus drivers.

Mr. Lee indicated that if they have not driven a bus at all and have zero days' experience, they will not be hired.

Dr. Sullivan mentioned that a new bus driver can drive under another contractor, they just can't be the contractor.

Additional discussion was held on Contracted Service Providers and what they can provide to prove they have adequate funding for a bus.

Ms. Darby requested to change the language on page 5, line 38.

Mr. Reed suggested it read as “Proof acceptable to the Transportation Department of adequate funding sources to successfully meet the criteria identified in the agreement for services.”

Amendment was made by Mr. Vaught and seconded by Ms. Rosales to change page 6, line 34 to read “No contractor shall have more than ten (10) contracts during any school year.

Ms. Darby asked for language to be added that contractors may have more than ten contracts for routes that go unfilled.

Dr. Sullivan suggested it to read as “No contractor shall have more than ten (10) contracts during any school year unless specifically approved by the Board when unfilled routes exist.”

Amendment to change line 34 on page 6 to read as follows: No contractor shall have more than ten (10) contracts during any school year unless specifically approved by the Board when unfilled routes exist. Any contractor holding more than 10 routes shall be grandfathered for the 2025/2026 school year.

Roll Call:

|             |     |              |     |
|-------------|-----|--------------|-----|
| Mr. Vaught  | yes | Dr. Sullivan | yes |
| Mr. Vaughn  | yes | Dr. Martin   | yes |
| Ms. Sharp   | yes | Dr. Gullion  | yes |
| Ms. Rosales | yes | Mr. Creasy   | yes |
| Ms. Darby   | yes | Ms. Carr     | yes |
| Mr. Tidwell | yes | Mr. Scales   | yes |
| Ms. Maxwell | yes | Mr. Hardman  | yes |

**Vote: All yes**

Motion made by Mr. Vaughn and seconded by Ms. Rosales to approve Policy 3.400 with revisions.

**Vote: All yes**

### **The policy committee reviewed Policy 3.500 – School Nutrition Management**

Updates language regarding charges for meals.

#### **Discussion held:**

Dr. Sullivan suggested revisions to the proposed changes on page two, number two, to read as “Elementary, Middle and High school students may charge meals such that the charge balance does not exceed \$60.”

Motion was made by Mr. Tidwell and seconded by Mr. Vaughn to approve Policy 3.500.

**Vote: All yes**

**The policy committee reviewed Policy 4.100 – Instructional Program**

Adds definition of antisemitism pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Mr. Tidwell to approve Policy 4.100.

**Vote: All yes**

**The policy committee reviewed Policy 4.212 – Virtual Education Program**

Adds hybrid learning option in the event of dangerous or extreme weather pursuant to a change in state law.

Motion was made by Mr. Tidwell and seconded by Mr. Vaughn to approve Policy 4.212.

**Vote: All yes**

**The policy committee reviewed Policy 4.301 – Interscholastic Athletics**

Adds language for participation in interscholastic athletics for students attending virtual schools pursuant to a change in state law.

Motion was made by Ms. Darby and seconded by Ms. Sharp to approve Policy 4.301.

**Vote: All yes**

**The policy committee reviewed Policy 4.403 – Library Materials**

Adds language that materials may not be excluded from school libraries solely on the grounds that the materials are religious pursuant to a change in state law.

Motion was made by Ms. Rosales and seconded by Mr. Tidwell to approve Policy 4.403.

**Vote: All yes**

**The policy committee reviewed Policy 4.406 – Use of Internet**

Updates district internet use regarding age-appropriate content, access to social media platforms, and protecting personal information pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Ms. Darby to approve Policy 4.406.

**Vote: All yes**

**The policy committee reviewed Policy 4.600 – Grading System**

Adds clean up language for grading of advanced coursework and performing arts courses.

Motion was made by Mr. Vaughn and seconded by Mr. Vaught to approve Policy 4.600.

**Vote: All yes**

**The policy committee reviewed Policy 4.601 – Reporting Student Progress**

Adds screener scores to K-8 report cards pursuant to a change in state law.

**Discussion held:**

Ms. Darby mentioned that line 3 indicates the report should be signed by the parents. Dr. Sullivan stated that this is outdated. Suggestion was made to strike line 3.

Motion was made by Ms. Darby and seconded by Mr. Tidwell to approve Policy 4.601 with changes.

**Vote: All yes**

**The policy committee reviewed Policy 4.602 – Grade Point Average (GPA)**

Adds clean up language to match state policy and other board policies.

Motion was made by Ms. Darby and seconded by Mr. Vaught to approve Policy 4.602

**Vote: All yes**

**The policy committee reviewed Policy 4.605 – Graduation Requirements**

Postponed from meeting on 4/29/2025. Updates participation in school activities for early graduates.

Motion was made by Mr. Vaughn and seconded by Ms. Rosales to approve Policy 4.605.

**Vote: All yes**

**The policy committee reviewed Policy 4.606 – Graduation Activities**

Updates language for graduation participation for students at alternative schools.

**Discussion held:**

Dr. Sullivan suggested a modification at the end of line 12 to add “to participate, the offense must not have been a zero-tolerance offense, and the student must be in good standing at the alternative school.”

Discussion was held regarding out-of-school suspensions and unexcused absences. Ms. Darby suggested adding “not to include absences from out-of-school suspension” to line 12.

Dr. Sullivan suggested striking line 13 as well.

Motion was made by Mr. Vaught and seconded by Ms. Sharp to approve Policy 4.606 with changes.

**Vote: All yes**

**The policy committee reviewed Policy 5.100 – Personnel Goals**

Removes requirement for educator diversity goals pursuant to a change in state law.

Motion was made by Mr. Vaught and seconded by Ms. Sharp to approve Policy 5.100.

**Vote: All yes**

**The policy committee reviewed Policy 5.115 – Assignment/Transfer**

Changes notification to the Board of employee transfers.

**Discussion held:**

Ms. Darby suggested changing the language to read “The Board shall be notified of involuntary transfers by Director of Schools via email.”

Motion was made by Mr. Vaughn and seconded by Mr. Tidwell to approve Policy 5.115 with changes.

**Vote: All yes**

**The policy committee reviewed Policy 5.119 – Employment of Retirees**

Updates requirements for employment of retirees pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Ms. Rosales to approve Policy 5.119.

**Vote: All yes**

**The policy committee reviewed Policy 5.303 – Personal and Professional Leave**

Adds classified staff to be able to retain earned personal days.

Motion was made by Ms. Darby and seconded by Ms. Sharp to approve Policy 5.303

**Vote: All yes**

**The policy committee reviewed Policy 5.305 – Family and Medical Leave**

Adds clarifying language to paid parental leave pursuant to changes in state law.

Motion was made by Ms. Rosales and seconded by Ms. Darby to approve Policy 5.305.

**Vote: All yes**

**The policy committee reviewed Policy 5.500 – Discrimination/Harassment of Employees (Sexual, Racial, Ethnic, Religious)**

Adds definition of antisemitism pursuant to a change in state law.

Motion was made by Mr. Vaught and seconded by Mr. Tidwell to approve Policy 5.500.

**Vote: All yes**

**The policy committee reviewed Policy 5.701 – Substitute Teachers**

Updates number of days that a substitute teacher can teach without a license pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Ms. Darby to approve Policy 5.701.

**Vote: All yes**

**The policy committee reviewed Policy 6.200 - Attendance**

Adds language for released time courses pursuant to changes in state law. Clarifies language for make-up work for unexcused absences.

**Discussion held:**

There was discussion as to not striking the five (5) days from page 1, line 19. Dr. Martin suggested adding at the end of line 20, "Any extension past five (5) days can be granted at the teacher's discretion."

Dr. Sullivan mentioned that the same language should be added for line 23.

Motion was made by Ms. Sharp and seconded by Ms. Darby to approve Policy 6.200 with changes.

**Vote: All yes**

**The policy committee reviewed Policy 6.303 – Questioning, Interrogations, and Searches**

Updates language to reflect that student searches must be carried out by an administrator who has completed state required training pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Ms. Darby to approve Policy 6.303.

**Vote: All yes**

**The policy committee reviewed Policy 6.304 – Student Discrimination, Harassment, Bullying, Cyber-bullying and Intimidation**

Adds definition of antisemitism pursuant to a change in state law.

Motion was made by Ms. Rosales and seconded by Mr. Tidwell to approve Policy 6.304.

**Vote: All yes**

**The policy committee reviewed Policy 6.312 – Use of Wireless Communication Devices**

Postponed from meeting on 4/29/2025. Adds language for use of personal communication devices for students pursuant to a change in state law.

Motion was made by Ms. Sharp and seconded by Mr. Tidwell to approve Policy 6.312.

**Vote: All yes**

**The policy committee reviewed Policy 6.4031 – Pediculosis (Head Lice)**

Postponed from meeting on 4/29/2025.

Motion was made by Ms. Sharp and seconded by Mr. Creasy to approve Policy 6.4031 without changes.

**Vote: All yes**

**The policy committee reviewed Policy 6.411 – Student Wellness**

Adds language to increase amount of physical activity for elementary students pursuant to a change in state law.

Motion was made by Mr. Vaught and seconded by Ms. Darby to approve Policy 6.411.

**Vote: All yes**

**The policy committee reviewed Policy 6.600 – Student Records**

Adds language requiring student records to be transferred within five (5) business days pursuant to a change in state law.

Motion was made by Ms. Sharp and Mr. Tidwell to approve Policy 6.600.

**Vote: All yes**



**The policy committee reviewed Policy 6.709 – Student Fees and Fines**

Adds fines assessed by the TSSAA for a fan ejected for unsportsmanlike conduct.

Motion was made by Ms. Sharp and seconded by Dr. Gullion to approve Policy 6.709.

**Vote: All yes**

**The policy committee reviewed Policy 1.1021 – Student Board Member**

Adds language authorizing a student board member pursuant to a change in state law.

**Discussion held:**

Dr. Sullivan suggested on line 4, the time frame start on September 1 and end on June 1 and the language on line 7 to read as “To be determined”.

Motion was made by Mr. Tidwell and seconded by Mr. Vaughn to approve Policy 1.1021 with changes and that we do not have a student board member.

**Vote: All yes**

**Adjournment**

There being no further business, the meeting adjourned at approximately 7:02 p.m.

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.

**RUTHERFORD COUNTY SCHOOL SYSTEM**  
**2240 Southpark Drive**  
**Murfreesboro, TN 37128**

**MINUTES OF SEPTEMBER 9, 2025**

**Attendance**

Claire Maxwell, Board Chair  
Frances Rosales, Vice-Chair  
Caleb Tidwell  
Katie Darby  
Tammy Sharp  
Butch Vaughn  
Stan Vaught  
Dr. James Sullivan, Director of Schools

**1. CALL TO ORDER by Jeff Reed at 5:30 p.m.**

**2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER**

**A moment of silence was observed.**

**The pledge of Allegiance was led by Jeff Reed.**

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.

**3. PUBLIC COMMENTS\***

**No 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.*

**4. ELECTION OF CHAIRMAN**

**Mr. Reed went through the election process and allowed time for questions before asking for nominations.**

**Claire Maxwell was nominated by Butch Vaughn and seconded by Stan Vaught  
Caleb Tidwell was nominated by Katie Darby and seconded by Tammy Sharp**

**A roll call vote was requested by the Board to cast a vote for Chair:**

**Stan Vaught-Maxwell  
Butch Vaughn-Maxwell  
Katie Darby-Tidwell  
Tammy Sharp-Tidwell**

**Caleb Tidwell-Tidwell  
Frances Rosales-Maxwell  
Claire Maxwell-Maxwell**

**Vote: Majority vote for Claire Maxwell**

## **5. ELECTION OF VICE-CHAIRMAN**

**Mrs. Maxwell opened the floor for nominations for Vice Chair.**

**Frances Rosales was nominated by Claire Maxwell and seconded by Butch Vaughn.  
Katie Darby was nominated by Caleb Tidwell and seconded by Tammy Sharp**

**A roll call vote was requested by the Board to cast a vote for Chair:**

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

**Vote: Majority vote for Frances Rosales**

## **6. ADJOURNMENT by Jeff Reed at 5:38 p.m. Work Session began at 6:00 p.m.**

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.*



### **Regular Board**

Attendance Taken on 9/11/2025 at 5:30 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. James Sullivan, Present

### **September 11, 2025, at 5:30 PM - Board Meeting Agenda**

#### **1. CALL TO ORDER**

#### **2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER**

**Rationale:** 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.

**Discussion: Work Session:** Pledge led by Dr. Sullivan.

**Board Meeting:** Rutherford County Emergency Services (RCEMS) Commander: Mike Johnson

Rutherford County Emergency Services (RCEMS) Captain Janna Crick led the pledge.

#### **3. APPROVAL OF THE AGENDA**

**Action(s):**

Motion Carried:

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

**4. APPROVAL OF THE CONSENT AGENDA**

**Action(s):**

Motion Carried:

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

**4.A. Minutes:**

**Attachments:** (1)

- [Tab 1.1 RCS Board Meeting Minutes 8.21.25](#)

**4.B. Bids:**

**Rationale:** Bid #3826 - Intercom Parts

Request to Purchase CTE Truck

Request to Purchase Mower OMS 2025

**Attachments:** (3)

- [Tab Bid #3826 - Intercom Parts](#)
- [Request to Purchase CTE truck 2](#)
- [Request to Purchase Mower OMS 2025](#)

**4.C. Use of Facilities:**

**FACILITIES USE**

**9/11/2025**

**Fees**

Blackman  
Elementary

Living Water Church, worship service,  
gym & classroom, 10/1/25 - 10/1/26,  
\$87 per day

Oakland  
High

Dogs Have Amazing Noses, dog  
competition, classrooms, auditorium &  
cafeteria, 5/22/26 - 5/24/26, \$1910

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Oakland High   | Liga Latinoamericana de Murfreesboro, games, stadium, 10/18/25 - 3/29/26, \$115 per hour               |
| Oakland High   | Super F League, soccer, stadium, 12/12/25 - 2/14/26, \$115 per hour                                    |
| Oakland High   | Tennessee Asian Soccer, practice & scrimmage, stadium, 9/12/25 - 12/31/25, \$115 per hour              |
| Oakland High   | Tennessee Soccer Club, games, stadium, 11/16/25 - 12/14/25, \$115 per hour                             |
| Oakland High   | Tennessee Soccer Club, practice, stadium, 12/1/25 - 2/27/26, \$115 per hour                            |
| Riverdale High | Riverdale Jr. Warriors, football & cheer practice & games, stadium, 9/12/25 - 11/15/25, \$100 per hour |
| Rockvale High  | KPS TN, cultural program, gym & cafeteria, 9/27/25 - 10/11/25, \$420 per day                           |
| Siegel High    | 2D Sports, baseball tournaments, sports field, 9/12/25 - 11/2/25, \$18 per hour                        |
| Siegel High    | Hooligans Baseball, practice, sports field, 9/12/25 - 7/30/26, \$18 per hour                           |
| Siegel High    | Tennessee Soccer Club, games, stadium, 10/11/25 - 12/14/25, \$150 per game                             |

Smyrna  
High

Sozo Dance Academy, recital,  
classrooms & auditorium, 5/20/26 -  
5/23/26, \$1260

Walter Hill Elementary

National Wild Turkey Foundation,  
cafeteria, 9/20/25, \$18 per hour

**No Fees**

Barfield  
Elementary

Girl Scout Troop #1588, meetings,  
cafeteria, 9/17/2025 - 5/20/2026, no  
fees

Blackman  
High

Girl Scout Troop #1592, meetings,  
cafeteria, 9/12/25 - 12/17/25, no fees

Cedar Grove  
Elementary

Smyrna Junior Basketball League,  
games, gym, 10/12/25 - 10/13/25, no  
fees

Oakland  
Middle

Inner Light Family Theatre,  
performances, auditorium, 11/17/25 -  
11/22/25, no fees, \*In-Kind Agreement

Rock Springs  
Elementary

Scouting America, BSA, meetings,  
cafeteria, 9/12/25 - 5/19/26, no fees

Rockvale  
High

Tennessee Elite, baseball practice,  
sports field, 9/12/25 - 5/31/26, no fees,  
\*In-Kind Agreement

Roy  
Waldron

Carpe Artista, theatre rehearsal, gym,  
9/12/25 - 6/1/26, no fees, \*In-Kind  
Agreement

Siegel High

Girl Scouts of Middle Tennessee,  
meeting, cafeteria, 9/25/25, no fees

Stewartsboro  
Elementary

BSA Cub Scout Pack #0482, meetings,  
cafeteria, 9/12/25 - 4/21/26, no fees

Stewarts Creek  
Middle

TN Iron, baseball practice, sports field,  
9/12/25 - 11/1/25, no fees, \*In-Kind  
Agreement

Note: Facility use prior to 9/11/25 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:

| NAME                      | SCHOOL                     | ACTIVITY |
|---------------------------|----------------------------|----------|
| Shoenbachler, Houston     | Oakland High School        | Band     |
| Burt, Maya                | Riverdale High School      | Choir    |
| Marlow, Jacob             | Smyrna Middle School       | Band     |
| Marlow, Jacob             | Siegel High School         | Band     |
| Marlow, Jacob             | Rock Springs Middle School | Band     |
| Van de Bogaerde, Nicholas | Stewarts Creek High School | Band     |
| Shirk, Alana              | Rockvale Middle School     | Choir    |
| Morack, Jordan            | Smyrna Middle School       | Band     |
| Casper, Haylee            | Oakland High School        | Choir    |
| Chambers, Ashleigh        | Rockvale Middle School     | Theatre  |
| Rebstock, Amanda          | Siegel High School         | Band     |
| Johnson, Lee              | Siegel High School         | Band     |
| Herrera, Carolina         | Siegel High School         | Band     |
| Webb, Garen               | Siegel High School         | Band     |
| Zimmerer, Jennifer        | Rock Springs Middle School | Band     |
| Bullock, Ethan            | Riverdale High School      | Band     |



|                           |                        |      |
|---------------------------|------------------------|------|
| Murphy, Rebecca           | Rockvale Middle School | Band |
| Zimmerer, Jennifer        | Rockvale Middle School | Band |
| Van de Bogaerde, Nicholas | Rockvale Middle School | Band |
| Easley, Benjamin          | Rockvale Middle School | Band |
| Go, Regina                | Rockvale Middle School | Band |
| Hitchcock, Dan            | Rockvale Middle School | Band |
| Wingruber, Karl           | Rockvale Middle School | Band |

**4.E. Salary Supplements and Contract Payments:**

| <b>Name-Certified</b> | <b>NTE Amt.</b> | <b>School</b>          | <b>Funded By</b>             | <b>Description</b>                             |
|-----------------------|-----------------|------------------------|------------------------------|------------------------------------------------|
| Athletic Trainers     | \$30 Per Hour   | All Schools            | School Funds + Booster Funds | Special events overage by Athletic Trainers    |
| Courtney Gregory      | \$6,700.00      | Blackman High School   | School Funds - Cheer         | Cheerleading (football/coed competition coach) |
| Heather Wortman       | \$4,000.00      | Blackman High School   | School Funds - Cheer         | Cheerleading (football/coed competition coach) |
| Barry Wortman         | \$6,000.00      | Blackman High School   | Various Clubs and Sports     | Facility Supervision                           |
| Mark Anderton II      | \$1,000.00      | Blackman High School   | School Funds - Football      | Football Summer Workouts                       |
| John Crosby           | \$1,000.00      | Blackman High School   | School Funds - Football      | Football Summer Workouts                       |
| Malek Holman          | \$1,000.00      | Blackman High School   | School Funds - Football      | Football Summer Workouts                       |
| Maranda Allen         | \$400.00        | Blackman Middle School | School Funds - Track         | Announcer                                      |
| Annette Holloway      | \$400.00        | Blackman Middle School | School Funds - Track         | Assigning Teams Numbers                        |
| Mindy Sells           | \$400.00        | Blackman Middle School | School Funds - Track         | Field Event                                    |
| Sherry Bowen          | \$400.00        | Blackman Middle School | School Funds - Track         | Field Event                                    |

|                   |            |                          |                                  |                                                               |
|-------------------|------------|--------------------------|----------------------------------|---------------------------------------------------------------|
| Brittany Kriesky  | \$1,200.00 | Blackman Middle School   | School Funds - Dance             | Coaching and Choreography                                     |
| Kristin Poplar    | \$1,200.00 | Blackman Middle School   | School Funds - Dance             | Coaching and Choreography                                     |
| Amber Myers       | \$1,200.00 | Blackman Middle School   | School Funds - Dance             | Coaching and Choreography                                     |
| Jeffrey McGinness | \$1,000.00 | Blackman Middle School   | School Funds - Tennis            | Assistant Coach (training, lead practices, assist at matches) |
| Rachael Dodd      | \$1,200.00 | Blackman Middle School   | School Funds - Volleyball        | Assistant Coach                                               |
| Caitlyn Manus     | \$1,200.00 | Blackman Middle School   | School Funds - Softball          | Assistant Coach                                               |
| Quentin Mastin    | \$500.00   | Blackman Middle School   | School Funds - Basketball        | Controlling clock & score board during home games             |
| Allison Kenne     | \$2,188.81 | Blackman Middle School   | School Funds - Basketball Cheer  | Assistant Coach                                               |
| Cayla Knight      | \$500.00   | Blackman Middle School   | School Funds - Bowling           | Assistant Coach (pay 1/2 Aug. 2025/pay 1/2 April 2026)        |
| Audrey Marlow     | \$840.00   | Blackman Middle School   | School Funds - Soccer            | Help Assist head coach and team with practice/games           |
| Jennelle Peebles  | \$1,641.61 | Blackman Middle School   | School Funds - Swim Boys & Girls | Head Coach                                                    |
| Emily Hines       | \$1,000.00 | Central Magnet           | School Funds - Concessions       | Technology management for Hall of Fame Software               |
| Tiffany Stanley   | \$1,000.00 | Central Magnet           | School Funds - Concessions       | Technology management for Hall of Fame Software               |
| Ruth Ann Logsdon  | \$500.00   | Christiana Middle School | School Funds - Archery           | Asst. Coach                                                   |
| Stacia Holder     | \$1,500.00 | Oakland High School      | School Funds - Football          | Supervisor for ticket gates                                   |

|                  |               |                       |                                         |                                                |
|------------------|---------------|-----------------------|-----------------------------------------|------------------------------------------------|
| Marcus Bryson    | \$5,000.00    | Oakland High School   | School Funds - Football/Indoor Facility | Indoor Facility & Stadium Supervisor           |
| Mitzi Wilson     | \$5,000.00    | Oakland High School   | Various Clubs and Sports                | Bus Driver                                     |
| Chelsey Cannady  | \$1,000.00    | Oakland Middle School | School Funds - Tennis                   | Assistant Coach                                |
| Andrew Brewer    | \$75 Per Game | Oakland Middle School | School Funds - Football                 | Running scoreboard/making announcements        |
| Caitlyn Raines   | \$1,000.00    | Oakland Middle School | School Funds - Cross Country            | Assistant Coach                                |
| William Hardwick | \$7,500.00    | Riverdale High School | Various Clubs and Sports                | Bus Driver                                     |
| Amanda Jones     | \$500.00      | Riverdale High School | School Funds - Band                     | Judge Marching Band competition, Oct. 18, 2025 |
| Andrew Ault      | \$500.00      | Riverdale High School | School Funds - Band                     | Band Camp and Marching Season Staff            |
| Erin Walsh       | \$2,000.00    | Riverdale High School | School Funds - Track                    | Assistant Coach                                |
| Dakota Crane     | \$2,000.00    | Rockvale High School  | School Funds - Football                 | Football Coach                                 |
| Douglas Argo     | \$4,000.00    | Rockvale High School  | School Funds - Football                 | Coaching and Mowing                            |
| Erik Davis       | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Assistant Varsity Football Coach               |
| Sidtavius Martin | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Assistant Varsity Football Coach               |
| Jacob Cook       | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Assistant Varsity Football Coach               |
| Hunter Long      | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Assistant Varsity Football Coach               |
| Samuel Turner    | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Assistant Varsity Football Coach               |
| Ryan Feris       | \$3,000.00    | Rockvale High School  | School Funds - Football                 | Asst. Freshman Coach/Bus Driving               |
| Joshua Ingram    | \$1,000.00    | Rockvale High School  | School Funds - Football                 | Football Coach                                 |
| Brian Guthrie    | \$3,000.00    | Rockvale High School  | School Funds - Football                 | Football Operations                            |

|                         |                 |                              |                                    |                                                                |
|-------------------------|-----------------|------------------------------|------------------------------------|----------------------------------------------------------------|
| Amy Boyd                | \$2,000.00      | Rocky Fork Middle            | School Funds - Volleyball          | Assistant Coach 25-26 Season                                   |
| Holly Lockett           | \$1,000.00      | Rocky Fork Middle            | School Funds - Soccer              | Assistant Coach 25-26 Season                                   |
| Benita Buggs            | \$2,000.00      | Rocky Fork Middle            | School Funds - Girls Basketball    | Assistant Coach 25-26 Season                                   |
| Sara Smyth              | \$750.00        | Siegel Middle School         | School Funds - Yearbook            | Assistant Sponsor                                              |
| Justin Morton           | \$2,000.00      | Smyrna Middle School         | Central Office                     | Summer Mowing                                                  |
| Phillip Morgan          | \$5,000.00      | Stewarts Creek High          | Various Clubs and Sports           | Driving Bus                                                    |
| John Spurlock           | \$2,500.00      | Stewarts Creek High          | Various Clubs and Sports           | Driving Bus                                                    |
| Jeremiah Westbrook      | \$1,900.00      | Stewarts Creek Middle        | School Funds - Soccer              | Soccer Field Maintenance                                       |
| Phillip Nau             | \$1,900.00      | Stewarts Creek Middle        | School Funds - Boys Soccer         | Soccer Field Maintenance                                       |
| Charles Limbaugh        | \$1,000.00      | Stewarts Creek Middle School | School Funds - Football/Basketball | Announcing Games                                               |
| Justin Morton           | \$500.00        | Thurman Francis Arts Academy | School Funds - Girls & Boys Soccer | Mowing Smyrna Middle School Soccer Field Fall 2025/Spring 2026 |
| <b>Name-Non-Faculty</b> | <b>NTE Amt.</b> | <b>School</b>                | <b>Funded By</b>                   | <b>Description</b>                                             |
| Irvin Turner            | \$1,200.00      | Blackman Middle School       | School Funds - Track               | Timing                                                         |
| Kailey Cooper           | \$400.00        | Blackman Middle School       | School Funds - Track               | Field Event                                                    |
| Lynn Cooper             | \$1,200.00      | Blackman Middle School       | School Funds - Track               | Timing                                                         |
| Kelsey Cooper           | \$400.00        | Blackman Middle School       | School Funds - Track               | Field Event                                                    |
| Elisa Peterkin          | \$2,000.00      | Blackman Middle School       | School Funds - Basketball          | Assistant Coach                                                |

|                       |                                               |                            |                           |                                               |
|-----------------------|-----------------------------------------------|----------------------------|---------------------------|-----------------------------------------------|
| Chasity Cook          | \$1,800.00                                    | Blackman Middle School     | School Funds - Basketball | Assistant Coach                               |
| Kenneth Brewer        | \$800.00                                      | Blackman Middle School     | School Funds - Softball   | Assistant Coach                               |
| Sergio Abeijon        | \$2,000.00                                    | Central Magnet             | School Funds - Tennis     | Tennis Coach                                  |
| Kristopher Lee        | \$1500.00 plus taxes                          | Christiana Middle School   | School Funds - Basketball | Boys Basketball Coach                         |
| Houston Schoenbachler | \$5,000.00                                    | Oakland High School        | OHS Band Boosters         | Front Ensemble Tech/Percussion                |
| Ethan Bullock         | \$25 per half hr. lesson, \$40 per hr. lesson | Riverdale High School      | School Funds - Band       | Woodwind lessons                              |
| Jacob S. Marlow       | \$3,600.00                                    | Rock Springs Middle School | School Funds - Band       | Private Brass Lessons                         |
| Jennifer Zimmerer     | \$3,600.00                                    | Rock Springs Middle School | School Funds - Band       | Private Woodwind Lessons                      |
| William Holliday      | \$3,000.00                                    | Rockvale High School       | School Funds - Football   | Asst. Coach                                   |
| Calvin McDonald Jr    | \$1,000.00                                    | Rockvale High School       | School Funds - Football   | Asst. Varsity Coach                           |
| Charles Booker Jr     | \$1,500.00                                    | Rockvale High School       | School Funds - Football   | Assistant Freshman Coach                      |
| Alana Shirk           | \$25 Per Lesson                               | Rockvale Middle School     | School Funds - Choir      | Music - Private Voice Instructor              |
| Ashleigh Chambers     | \$500.00                                      | Rockvale Middle School     | School Funds - Theater    | Choreographer                                 |
| Quincy Hudson         | \$2,188.81                                    | Rockvale Middle School     | School Funds - Football   | Asst. Coach                                   |
| Gerald Griffin        | \$2,188.81                                    | Rockvale Middle School     | School Funds - Football   | Asst. Coach                                   |
| Rebecca Murphy        | \$30 per lesson                               | Rockvale Middle School     | School Funds - Band       | Teaching private lessons/Group Masterclasses. |

|                   |                                              |                        |                                           |                                                                           |
|-------------------|----------------------------------------------|------------------------|-------------------------------------------|---------------------------------------------------------------------------|
| Jennifer Zimmerer | \$30 per lesson                              | Rockvale Middle School | School Funds - Band                       | Teaching private lessons/Group Masterclasses.                             |
| Nicholas Bogaerde | \$30 per lesson                              | Rockvale Middle School | School Funds - Band                       | Teaching private lessons/Group Masterclasses.                             |
| Benjamin Easley   | \$30 per lesson                              | Rockvale Middle School | School Funds - Band                       | Teaching private lessons                                                  |
| Regina Go         | \$30 per lessons                             | Rockvale Middle School | School Funds - Band                       | Teaching private lessons/Group Masterclasses.                             |
| Amanda Rebstock   | \$28 Per Lesson                              | Siegel High School     | Siegel HS Band Boosters                   | Teach Oboe Lessons                                                        |
| Lee Johnson       | \$30 per 1/2 hour lesson                     | Siegel High School     | Siegel HS Band Boosters                   | Clarinet Lessons                                                          |
| Carolina Herrera  | \$30 per 1/2 hour lesson, \$50 for full hour | Siegel High School     | Siegel HS Band Boosters                   | Working 1 on 1 with individuals to enhance their music development skills |
| Garen Webb        | \$30 per 1/2 hour lesson                     | Siegel High School     | Siegel HS Band Boosters                   | Working with students one on one to enhance their musicianship            |
| Ryan McCabe       | \$2,700.00                                   | Siegel High School     | School Funds - Soccer                     | Girls Soccer Coach                                                        |
| Anderson, Canaan  | \$1,500.00                                   | Siegel High School     | School Funds - Cross Country              | Assistant Coach                                                           |
| Jacob S. Marlow   | \$25.00 Per Lesson                           | Smyrna Middle School   | School Funds - Band                       | Private Lessons                                                           |
| Jordan Morack     | \$30 Per Lesson                              | Smyrna Middle School   | School Funds - Band                       | Private Lessons                                                           |
| Nicholas Bogaerde | \$5,000.00                                   | Stewarts Creek High    | Stewarts Creek High School Music Boosters | Music Private Lessons                                                     |
| Brandon Thomas    | \$1,076.50                                   | Stewarts Creek Middle  | School Funds - Wrestling                  | Wrestling Coach.                                                          |
| Jeffrey Shipley   | \$2,500.00                                   | Stewarts Creek Middle  | School Funds - Basketball/Football        | Announcing Games - Basketball Girls & Boys/Football                       |

|                   |                 |                              |                                    |                                                                                     |
|-------------------|-----------------|------------------------------|------------------------------------|-------------------------------------------------------------------------------------|
| Jamonn Brady      | \$500.00        | Thurman Francis Arts Academy | School Funds - Girls & Boys Soccer | Lining Smyrna Middle School Soccer Field, Mowing, Goals, Nets Fall 2025/Spring 2026 |
| <b>Classified</b> | <b>NTE Amt.</b> | <b>School</b>                | <b>Funded By</b>                   | <b>Description</b>                                                                  |
| Julie Glass       | Overtime Rate   | Blackman Middle School       | School Funds - Track               | Field Event                                                                         |
| Reece Carter      | \$1,000.00      | Blackman Middle School       | School Funds - Boys Basketball     | Coaching, Mentoring & Equipment Maintenance                                         |
| Olivia Gregg      | \$900.00        | Blackman Middle School       | School Funds - Archery             | Assistant Coach                                                                     |
| Cynthia Carter    | Overtime Rate   | Blackman Middle School       | School Funds - Football Cheer      | Clean up                                                                            |
| Teresa Deno       | Overtime Rate   | Blackman Middle School       | School Funds - Football Cheer      | Clean up                                                                            |
| Valerie Currey    | Overtime Rate   | Blackman Middle School       | School Funds - Football Cheer      | Clean up                                                                            |
| Linda Bell        | Overtime Rate   | Blackman Middle School       | School Funds - Track               | Gate                                                                                |
| Tracy Harris      | Overtime Rate   | Blackman Middle School       | School Funds - Track               | Field Event                                                                         |
| Cedric Thompson   | \$766.81        | Christiana Middle School     | School Funds - Track               | Assistant Coach                                                                     |
| Tonya Newman      | Overtime Rate   | Christiana Middle School     | Outside Group / Use of Facilities  | Building Supervisor                                                                 |
| Sandra Sutton     | Overtime Rate   | Christiana Middle School     | Outside Group / Use of Facilities  | Building Supervisor                                                                 |
| Kerry Malone      | Overtime Rate   | Stewarts Creek Middle        | Football/Various Sporting Events   | Announcing                                                                          |
| Manika Logue      | \$2,625.61      | Stewarts Creek Middle        | School Funds - Cheer               | Cheer Coaching for Game Day                                                         |

#### 4.F. Nepotism:

**Rationale:** Erika Morales - Attendance Secretary - LaVergne High School  
Samantha Helton - Sped EA - Wilson Elementary School  
Kaelyn Hardin - RTI EA - Siegel Middle School  
Taya Padillia - EA - Siegel High School  
William Hartley - Custodian - Blackman High School  
Marisa Hartley - Custodian - Blackman High School  
Reuben Savage - Math Teacher - Blackman High School

#### 4.G. Transportation:

**Rationale:** Pursuant to Section 8.1 of the Rutherford County Board of Education Bus Contract, the Transportation Department has received a letter from Sandy Davis, contractor of Bus 240, requesting voluntary transfer of her contract with Rutherford County Board of Education. She has requested the contract be transferred to her spouse, Steve Davis. This transfer is under the request 8.10b Rutherford County Board of Education Bus Transportation Services Contract.

#### 4.H. Fine Arts Teacher Stipends

**Rationale:** The Instruction Department seeks approval to provide a stipend to lead Fine Arts teachers from general purpose funds in the amount of \$1,000.00 each (\$10,000.00 total) for planning, facilitating, and leading professional activities for district Fine Arts teachers.

##### **Discussion:**

| Name                | School                         | Content Area                     |
|---------------------|--------------------------------|----------------------------------|
| Mike Aymett         | Riverdale High School          | High School Instrumental Music   |
| Alexis Derryberry   | Stewarts Creek High School     | High School General Music        |
| Garrett Doo         | Smyrna High School             | High School Vocal Music          |
| Lisa Kemp           | Rock Springs Elementary School | Elementary Music                 |
| Abbey Logan         | Plainview Elementary School    | Elementary Art                   |
| Jamie Noon          | Blackman High School           | Dance                            |
| Michael Petrone     | Rocky Fork Middle School       | Middle School Music              |
| Rebecca Phelps      | Rockvale High School           | High School Art                  |
| Anna Laura Williams | Siegel Middle School           | Middle School Instrumental Music |

### 5. FINANCIAL MATTERS

#### 5.A. Insurance Rates for 2026

**Rationale:** Enrollment period runs from October 3 through October 31, 2025.

##### Motion Carried:

Based on the Board request from August meetings and previously approved budget, motion to approve the rate increase as presented beyond budgeted expenses. This motion, made by Stan Vaught and seconded by Tammy Sharp, Carried.

##### **Attachments:** (3)



- [Tab 4.1 Ten Month 2026 - Health Plan Rate Charts - Excel - RCS 9.5.25 - 50](#)
- [Tab 4.2 Twelve month 2026 - Health Plan Rate Charts - Excel - RCS 9.5.25 - 50](#)
- [Tab 4.3 Dental and Vision Benefits 2026](#)

#### 5.B. Fund 189 Reallocation of Project Money Request

**Rationale:** This request is to reallocate the balance of \$355,664.30 from LaVergne Middle Annex Project to Simon Springs Community School Project in the Fund 189-Building Program. This shift of funds will move money not spent in the LaVergne Middle project and place it in the Simon Springs project to clean up overages and move it to close out status.

**Action(s):**

Motion Carried:

Motion to approve Fund 189 request as presented. This motion, made by Stan Vaught and seconded by Frances Rosales, Carried.

#### 6. RUTHERFORD PROUD

**Discussion:** Opened the meeting with the Central Magnet String Quartet

Dr. Ash presented the current and past achievements of Central Magnet. Highlighting several areas of accolades that make Central Magnet stand out and offer a well-rounded education.

Marc Guthrie shared student stories and awards within the Engineering and Robotics departments.

Students: Jada Scott, Senior

Harrison Hamby, Senior

Alicia Moreno, Class President 2026

All shared stories of personal experiences that set Central apart from other schools.

The presentation ended with a group from the Central Magnet Choir singing the School's Alma Mater

**Description:** Central Magnet School has been named the third best high school in the nation based on an evaluation by U.S. News and World Report. Principal Dr. John Ash, his staff, and students presented information about the schools' program, history, and accomplishments.

#### 7. PUBLIC COMMENTS\*

**Discussion:** Tammy Mendoza - parent of an alternative school student, discussed her issue with the lack of transportation. She asked the Board to reconsider taking buses away from those in alternative schools.

Moekysha Robinson Tate - parent of alternative school student, discussed her issue with the

lack of transportation. She asked the Board to reconsider taking buses away from those in alternative schools.

**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.*

## 8. INSTRUCTION

### 8.A. Empowering Tomorrow's Citizens: A Vision for Civic Readiness

**Rationale:** Lee Ramsey, Social Studies Specialist, presented a brief overview of Instruction initiatives to engage students in civics. They included Freedom Week celebrations, recent nominations for the Civic's All-Star Award, and the Governor's Civic Seal.

**Discussion:** Mr. Lee Ramsey discussed the growth of Civics education within Rutherford County Schools. Several students and teachers have received awards in the area of Civic responsibility. Next week begins Freedom week, copies of the constitution and voter registration will be available to students. He explained the process of the Governor's Civic Seal and the nominations being submitted are for Eagleville School, Riverdale High School, and Smyrna High School.

### 8.B. Orton-Gillingham Plus and Morphology Plus Training

**Rationale:** Rutherford County Schools will contract with the Institute for Multi-Sensory Education to continue providing Orton-Gillingham (OG) and Morphology training to classroom teachers, ESL teachers, Special Education Teachers, and Academic Interventionists in 2025-2026. These courses are 5-day highly engaging, interactive, and hands-on training that will provide our educators with a deep understanding of the enhanced OG program. This accredited structured literacy course will equip our teachers with the knowledge, strategies, and tools necessary to effectively implement foundational literacy skills across all instructional tiers. We are planning on 2 cohorts this fall (October and November 2025) at a cost not to exceed \$89,112.50. This will be paid through Title II funds for this school year.

Motion Carried:

Motion to utilize Title II funds for OG training in the fall at a cost not to exceed \$89,112.50. This cost is inclusive of training materials, an on-site consultant, and travel costs. This motion, made by Butch Vaughn and seconded by Frances Rosales, Carried.

## 9. LEGAL

### 9.A. Transfer Student Under Discipline (1)

**Rationale:** The Board has been requested to admit a transfer student from another school system under discipline. The student was remanded for possession of illegal drugs. According to Policy 6.318, the Board may deny admission to any student (except those in state custody) when a student transfers from another school system while under suspension or expulsion.

Director of Schools' Recommendation: Deny admission.

**Action(s):**

Motion Carried:

Motion to deny the admission of this transfer student under discipline as presented. This motion, made by Tammy Sharp and seconded by Katie Darby, Carried.

**Attachments:** (1)

- [2025.08.28 MEMO Out of County \(1\) \\_Monika Ridley](#)

## 10. ENGINEERING AND CONSTUCTION

10.A. Extended Sessions Bus Contract for 2025-2026

**Rationale:** Transportation has submitted the Extended Sessions bus contract for Power Hour for the 2025-2026 school year. Compensation is \$245.00 per day.

**Action(s):**

Motion 1 Withdrawn:

Motion to approve two drawings this year based on a mistake made on Tuesday night during the discussion of the extended sessions bus contract. This motion, made by Caleb Tidwell and seconded by Frances Rosales, Withdrawn.

Motion 2 Carried:

Motion to approve the Extended Sessions bus contract for Power Hour as presented. This motion, made by Caleb Tidwell and seconded by Frances Rosales, Carried.

**Discussion:** Mr. Lee started by explaining that he misspoke on Tuesday, referring to two drawings for Power Hour rather than one, as has been done in past years. This year, the notification was shared with bus contractors that there would be one drawing for both sessions of Power Hour rather than two.

The Board had several discussions about whether they should continue with what was communicated to bus contractors or allow for two drawings this school year.

**Attachments:** (1)

- [Tab 2025 Bus Extended Contract Contract for Power Hour](#)

## 11. CORPORATE RECOGNITION

**Rationale:** Board Member, Katie Darby would like to discuss an award recognition display for the lobby showcasing our community partners. The Front Street Sign Company has agreed to donate the display to Rutherford County Schools.

**Discussion:** Mrs. Darby is meeting with Mr. Evans and will share those ideas with the Board at a later time.

## 12. DIRECTOR'S UPDATE

**Discussion:** Work Session: Dr. Sullivan congratulated the following three (3) educators being honored at the CMA Foundation Music Teachers of Excellence on Wednesday, September 10<sup>th</sup>.

Mr. Reggie Coleman, Rocky Fork Middle School

Garrett Doo, Smyrna High School  
Nicholas Efstathiou, Riverdale High School

Board Meeting: Weapon detection is going well at each school and we are getting faster every day.

Sept. 25 TVASS data will be available to share

### 13. GENERAL DISCUSSION

**Discussion:** Tammy Sharp discussed riding a few buses this week and cars not stopping for buses with their stop signs out. Weapon detection is moving smoothly at each school visit. She has been speaking to Jessica Johnson. We are serving about 900 students in the ATLAS Program so far this year. Ms. Sharp and Mrs. Johnson is starting a student clothing closet, taking donations of gently used clothing. She will be sharing details soon. They have current needs for shampoo and body wash.

Mrs. Rosales offered shampoo and socks for ATLAS. She discussed the mental health crisis with our youth. She shared stats about suicide rates, death by firearms, and the tie to mental health.

### 14. ADJOURNMENT

**Discussion:** 6:43pm

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 #3828 - CTE RENOVATIONS - RIVERDALE HIGH SCHOOL- GREENHOUSE SITE WORK |                              |                                              |                                              |
|---------------------------------------------------------------------------|------------------------------|----------------------------------------------|----------------------------------------------|
| General Contractor                                                        | Core Construction Group, LLC | Romach                                       | Chris Whitaker Construction                  |
| Electrical Contractor                                                     | Founder Electric, LLC        |                                              |                                              |
| License Number and Date of Expiration                                     | 79188 - 05/31/2027           |                                              |                                              |
| Plumbing Contractor                                                       | Seven Sons Plunbing          |                                              |                                              |
| License Number and Date of Expiration                                     | 83518 - CMC-A - 06/30/2027   |                                              |                                              |
| BASE BID                                                                  | \$ 160,000.00                | Could not accept bid - paper work incomplete | Could not accept bid - paper work incomplete |

Mailed to 48 vendors  
45 vendors did not respond

Recommend: Motion to approve to Core Construction Group., LLC for overall lowest and best bid

To be funded from CTE Dept. ISM funds if funding is available

| BID #3829 - CTE RENOVATIONS - HOLLOWAY HIGH SCHOOL- GREENHOUSE SITE WORK |                              |                                              |
|--------------------------------------------------------------------------|------------------------------|----------------------------------------------|
| General Contractor                                                       | Core Construction Group, LLC | Romach                                       |
| Electrical Contractor                                                    | Founder Electric, LLC        |                                              |
| License Number and Date of Expiration                                    | 79188 - 05/31/2027           |                                              |
| Plumbing Contractor                                                      | Seven Sons Plunbing          |                                              |
| License Number and Date of Expiration                                    | 83518 - CMC-A - 06/30/2027   |                                              |
| BASE BID                                                                 | \$ 280,000.00                | Could not accept bid - paper work incomplete |

Mailed to 48 vendors  
46 vendors did not respond

Recommend: Motion to approve to Core Construction Group., LLC for overall lowest and best bid

To be funded from CTE Dept. ISM funds if funding is available

*All Estimates good for 20 days !!!!*

## Transportation

Pursuant to Section 8.1 of the Rutherford County Board of Education Bus Contract, the Transportation Department has received a letter from Kelly Hobbs requesting voluntary termination of her contract #244 with the Board. The Transportation Department is prepared to award this contract to the next potential contractor on the appropriate contractor list.

Recommend Approval – motion to approve voluntary termination of the Bus Contract #244 Kelly Hobbs, effective as soon as possible.





Outlook

---

**Route 244**

---

**From** khobbs2959 <khobbs2959@gmail.com>**Date** Mon 9/8/2025 12:59 PM**To** Wanda Barnett <barnettw@rcschools.net>

Wanda,

We have had 2 drivers turn in their notice to go to jobs that have insurance.

Unfortunately we are unable to find replacements therefore we need to resign routes 244. We will have one driver for this week only and the other for 2 weeks.

Thank you!

Kelly Hobbs

## Transportation

Pursuant to Section 8.1 of the Rutherford County Board of Education Bus Contract, the Transportation Department has received a letter from R&B Bussing LLC, Renee Dean requesting voluntary termination of her contract with the Board. The Transportation Department is prepared to award this contract to the next potential contractor on the appropriate contractor list.

Recommend Approval – motion to approve voluntary termination of the Bus Contract #321 R&B Bussing LLC, Renee Dean, effective as soon as possible.



Outlook

---

**Bus 321**

---

**From** Renee Pitts <chilaxin62@yahoo.com>

**Date** Wed 9/10/2025 1:19 PM

**To** Wanda Barnett <barnettw@rcschools.net>

THIS EMAIL IS TO INFORM RUTHERFORD COUNTY TRANSPORTATION DEPT. THAT I RENEE DEAN OWNNER OF R&B BUSSING LLC WILL BE TERMINATING/TURNING IN CONTRACT FOR BUS 321. I WILL RUN IT THROUGH FRIDAY P.M. SEPT. 12TH 2025.

THANK YOU

RENEE DEAN

R&B BUSSING LLC

**City of La Vergne**  
**Offer to Acquire Real Property**

LOCAL PROJ: South Waldron Road Improvements      COUNTY/S: Rutherford

TRACT #: 37

NEGOTIATORS: Steve Gamble, David Jenkins

OWNER: Rutherford County Board of Education

---

The following offer is not less than the approved appraisal of the fair market value of the property including, where applicable, damages to the remainder.

This offer does ☐ does not ☒ include payment for the purchase of one or more uneconomic remainders.

|                                      | A                     | B                     |
|--------------------------------------|-----------------------|-----------------------|
|                                      | IMPROVEMENTS ACQUIRED | IMPROVEMENTS RETAINED |
| LAND (FEE SIMPLE )                   | \$72,868.00           | SAME AS A             |
| PDE                                  | \$23,591.00           | SAME AS A             |
| AIR RIGHTS                           | \$0.00                | SAME AS A             |
| AVIGATION EASEMENT                   | \$0.00                | SAME AS A             |
| ACCESS CONTROL                       | \$0.00                | SAME AS A             |
| IMPROVEMENTS                         | \$66,893.00           | \$0.00                |
| DAMAGES                              | \$0.00                | SAME AS A             |
| SLOPE EASEMENT                       | \$21,781.00           | SAME AS A             |
| TCE                                  | \$30,462.00           | SAME AS A             |
| OTHER (ROUNDING)                     | \$5.00                | SAME AS A             |
| UTILITY ADJUSTMENT                   | \$0.00                | SAME AS A             |
| APPROVED COMPENSATION                | \$215,600.00          | \$0.00                |
| SPECIAL BENEFITS (30-day sign bonus) | \$21,560.00           | \$0.00                |
| GRAND TOTAL                          | \$237,160.00          | \$0.00                |

RESIDENTIAL RELOCATION ☐ (See RA Form 109)

BUSINESS RELOCATION ☐ (See RA Form 116)

This offer includes payment for the following improvements:

Oak Trees - \$11,040.00

Asphalt Driveway - \$33,353.00

Light Poles - \$22,500.00

The original of this form was delivered to Rutherford County Board of Education

on 09/04/2025.

09/04/2025

Date

\_\_\_\_\_  
Negotiator Signature

**CITY OF LA VERGNE  
SELLER'S ACKNOWLEDGMENT OF SALE PRICE AND CONDITIONS**

STATE PROJECT            N/A  
FEDERAL PROJECT        N/A  
LOCAL PROJECT          South Waldron Road Improvements  
COUNTY/S                Rutherford  
TRACT #                    37

| OFFICE USE ONLY |       |
|-----------------|-------|
| REC'D:          | _____ |
| INV #:          | _____ |
| RG #:           | _____ |
| DEPT:           | _____ |
| TX #:           | _____ |
| Approve:        | _____ |

- A. The Seller hereby offers and agrees to convey to the City the interest(s) in the lands identified as TRACT 37 on the right-of-way plans for the above referenced project upon the City tendering the price of \$237,160.00, said tract being further described on the attached legal description. In the event of subsequent plans revisions, this sale price may be adjusted and shall be evidenced by a new Seller's Acknowledgment of Sale Price and Conditions.
- B. The City shall pay for the expenses of title examination, preparation of instrument of conveyance, and recording of deed. The City will reimburse the Seller for reasonable and customary fees charged by lienholders to obtain necessary releases of any liens upon the property acquired by the City. Real estate taxes will be prorated pursuant to TCA § 67-5-203.

The following terms and conditions will also apply unless otherwise indicated:

- C. ☐ Retention of Improvements                      ☐ Does Not Retain Improvements                      ☒ Not Applicable  
If applicable, Seller agrees to retain improvements under the terms and conditions stated in Owner Retention of Improvements attached to this document and made a part of this acknowledgment.
- D. ☐ Utility Adjustment                                              ☒ Not Applicable  
If applicable, Seller agrees to make at his expense the below listed repair, relocation or adjustment of utilities owned by him/her. The price offered includes \_\_\_\_\_ to reimburse the Seller for such expenses.
- E. Other:  
\_\_\_\_\_  
\_\_\_\_\_
- F. The Seller states in the following space the name of any Lessee of any part of the property to be used and the name of any other parties having any interest of any kind in said property.  
\_\_\_\_\_  
\_\_\_\_\_
- G. The Seller agrees not to change the condition of the property being conveyed between the date of signature and the date the property is conveyed to the City and understands that any costs incurred by the City due to non-compliance are the responsibility of the Seller.

SELLER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

Appraisal Report

The Purpose of this Appraisal is to Estimate the Fair Market Value for Right-Of-Way Acquisition

1. Project Overview: City of La Vergne – Project 24-01273 – Waldron Road Widening

This ROW project involves the widening of Waldron Road, from Rock Springs Road to Centre Pointe Drive in the City of La Vergne, Rutherford County, Tennessee. Currently, this portion of Waldron Road consists of a ±24’-wide asphalt-paved roadway consisting of two travel lanes (one north, one south), with no center turn-lane, partial sidewalks on the western side of the road and open ditch drainage. Upon completion of the project, Waldron Road will consist of a three (3) to five (5)-lane asphalt-paved roadway including one (1) to two (2) 12’-wide travel lanes (one/two north, one/two south), and one (1) 12’-wide continuous center turn lane; a 10’-wide asphalt shared-use path along the western side of the roadway; 6’-wide sidewalks along a portion of the east side of the roadway; and a mixture of open drainage ditches and concrete curbs/gutters with underground drainage along portions of the new roadway. The project will extend approximately 2.640 miles in length and is scheduled to be constructed in three phases, with Phase One (which includes the subject tract) extending from Rock Springs Road to Blair Road.

2. Property Owner: Rutherford County Board of Education  
2240 Southpark Drive  
Murfreesboro, TN 37128

Address/Location 1000 Waldron Road  
of Subject Property: La Vergne, Rutherford County, TN 37086

Tax Map Reference: 032-024.01

Legal Description: ±30.088-Acre (±1,310,633 SF) property identified as area within the 3<sup>rd</sup> Civil District of Rutherford County, City of LaVergne, TN as recorded in Deed Book 597, Page 307 (RORCT).

3. Ownership History of Subject Tract: (Show all recorded sales of subject in past 5 yrs.; show last sale, if no sale occurred in last five years)

| Date of Sale | Grantor                                                   | Grantee                                       | Book/ Page              | Verified Consideration | How Sale Verified             |
|--------------|-----------------------------------------------------------|-----------------------------------------------|-------------------------|------------------------|-------------------------------|
| 3/21/2014    | J.T. Batey Jr. & Bobby Woodard<br>Batey & Fannie C. Batey | Rutherford County Board of Education          | 597/307                 | \$425,000              | Warranty Deed, Public Records |
| Existing Use | Zoning                                                    | Utilities Available                           | Off-Site Improvements   |                        | Area Lot or Acreage           |
| Residential  | R-1<br>(Low Density Residential District)                 | Electric, Water, Gas, Sewer Telecommunication | Waldron Road, Lake Road |                        | 30.088 acres                  |

Recent Sale: The property was acquired on 3/21/2014 by the current ownership and represents the most recent transfer of the subject. The subject lot acreage shown above is based on the ROW Acquisition Table for Tract 37. Other than those shown above, there have been no ownership transfers during the past five years.

Active Listings/Pending Contracts, Options: To the best of our knowledge, the subject property is not presently listed for sale, nor are there any pending contracts or options to purchase the property as of the effective date of this appraisal.

LOCATION MAP



4. Detail Description of Entire Tract:

**Larger Parcel:** “In governmental land acquisitions and in valuation of charitable donations of partial interests in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.” (The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition, Page 105). The subject’s larger parcel is considered to be the entirety of the ±30.088-acre tract that is the subject of this report.

**General:** The subject property is located on the southwest side of Waldron Road at Lake Road, in La Vergne, Rutherford County, Tennessee. The property is currently improved with Rock Spring Elementary School located on the southern boundary. The property is accessible via multiple paved asphalt driveways. A retention pond is located on the northern boundary along the Waldron Road frontage. The property is described as residential land located in a low density, semi-rural location that is experiencing growth in the form of new residential subdivision development.

Appraisal Report

**Size:** According to the ROW Acquisition Table, the subject property contains ±33.848 acres (±1,474,419 SF). The ownership has since sold off ±3.760 acres (±163,786 SF) to the adjacent property owner, Tract 38. This ±3.760 acres have been subtracted from the ±33.848 acres, resulting in ±30.088 acres (1,310,633 SF) which will be utilized for the subject in this report.

**Shape/Frontage:** The site has a generally rectangular shape with ±1,289’ of frontage along the west side of Waldron Road, comprising its eastern boundary, and ±223’ of frontage along the south side along Lake Road, comprising its northern boundary. The lot exhibits a maximum depth of ±1,125’ from its Waldron Road frontage and ±1,450’ from its Lake Road frontage.

**Topography:** The property gently slopes upward towards the school and the northeast boundary and is mainly clear but wooded around the retention pond.

**Access:** The property is accessible via the subject’s Waldron and Lake Road frontages. Currently, vehicular access is provided by two asphalt paved driveways. One located on the eastern boundary and the other located on the northern boundary.

**Visibility/Exposure:** The subject has excellent visibility from the road frontage along the west side of Waldron Road comprising its eastern boundary and the south side of Lake Road comprising its northern boundary. According to TDOT, the average annual daily traffic (AADT) in 2023 along Waldron Road near the subject location was 10,306 vehicles per day.

**Utilities:** Public electricity, water, natural gas, sewer and telecommunication utilities are available to the property. The property is connected to a public sewer line located along the southern boundary.

**Easements/Encumbrances:** A 6” wide gas line extends along the subject’s entire frontage. Several power/telephone poles are located along the subject’s frontage and overhead electrical extends along the entirety of the boundary. An 18” wide waterline extends along the subject’s Lake Road frontage. School signage is located on the northern boundary and will not be impacted by the acquisitions. A retention pond is located on the northern boundary of the lot and will not be impacted by the acquisitions. Other than these easements, it appears that there are no other known easements and/or encroachments presently encumbering the property, of which none have a negative impact on the property’s utility.

**Flood Plain:** According to the FEMA flood map panel 47149C0105J, last revised May 9, 2023, no portion of the subject is within an area of high flood risk.

**Surrounding Land Uses:** Surrounding land uses include small to medium acreage residential home sites. Multiple residential subdivision developments have been approved and are underway in close proximity to the subject, including Arbor Ridge, Gwynne Farms, The Ridge, and Carothers Crossing.

**Off-Site Improvements:** Lake Road is a typical secondary local road serving the City of La Vergne and consists of a two-lane asphalt street with minimal shoulders and open drainage ditches, and above-ground electrical and telecommunication utilities. Waldron Road is a two-lane asphalt street with minimal shoulders and open drainage ditches, above-ground electrical and telecommunication utilities, and is currently designated as a collector road according to the LaVergne Transportation Plan.



Appraisal Report

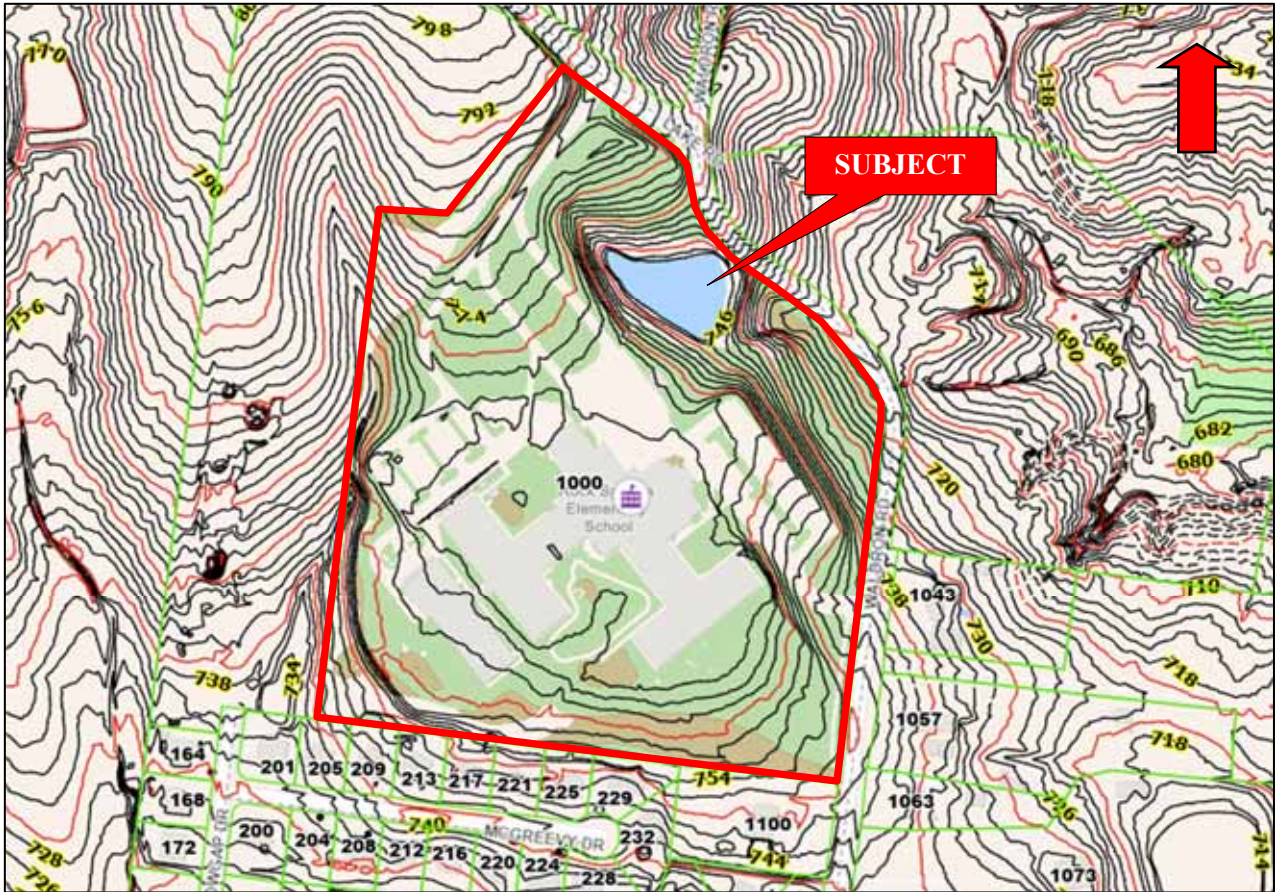
**Structural/Site Improvements:** According to tax records, the subject property is presently improved with a 121,104 SF elementary school built in 2000 located on the southern portion of the lot and not impacted by the right-of-way acquisition. **The improvements of contributing value affected by the acquisition are as follows:**

- 1. Landscaping
- 2. Asphalt Driveway
- 3. Light Poles

AERIAL VIEW



TOPOGRAPHIC MAP





Appraisal Report

SUBJECT PHOTOGRAPHS (Taken 2-13-2025)



1. OVERALL VIEW OF SUBJECT FROM WALDRON ROAD FRONTAGE



2. VIEW NORTH FROM SOUTHEAST BOUNDARY ALONG WALDRON ROAD – ACQUISITION AREA



Appraisal Report

SUBJECT PHOTOGRAPHS



3. VIEW SOUTH FROM PARKING LOT NEAR NORTHERN BOUNDARY – ACQUISITION AREA



4. VIEW SOUTH FROM NORTHERN BOUNDARY – ACQUISITION AREA



Appraisal Report

SUBJECT PHOTOGRAPHS



5. VIEW NORTHWEST FROM NORTHERN BOUNDARY – ACQUISITION AREA

Appraisal Report



6. VIEW EAST ALONG NORTHERN BOUNDARY – ACQUISITION AREA



Appraisal Report

SUBJECT PHOTOGRAPHS



7. VIEW WEST FROM LAKE ROAD FRONTAGE – ACQUISITION AREA



8. OVERALL VIEW OF SUBJECT FROM LAKE ROAD FRONTAGE



Appraisal Report

SUBJECT PHOTOGRAPHS (5-7-2025)



9. OVERALL VIEW OF SUBJECT FROM WALDRON ROAD FRONTAGE



10. OVERALL VIEW OF SUBJECT FROM LAKE ROAD FRONTAGE

Appraisal Report

5. **Real Property Tax Summary:** The subject property is located within the city limits of LaVergne in Rutherford County. The subject is further identified as Parcels 024.01 on Rutherford County Tax Map 032. The subject is located within the corporate limits of La Vergne, and therefore subject to the La Vergne tax rate applicable of **\$0.5363 per \$100 of assessment** (tax year 2024) and the Rutherford County tax rate applicable of **\$1.8762 per \$100 of assessment** (tax year 2024). The subject is considered Residential property and therefore subject to a 25% assessment ratio. The subject’s 2024 tax appraisal is summarized as follows, however it is exempt from annual property taxes.

Projected Annual Tax Burden

|                          |                          |
|--------------------------|--------------------------|
|                          | <u><b>032-024.01</b></u> |
| Land Value:              | \$541,900                |
| Improvement Value:       | \$10,570,200             |
| <u>Yard Item Value:</u>  | <u>\$101,700</u>         |
| Total Appraised Value:   | \$11,213,800             |
| <u>Assessment Ratio:</u> | <u>25%</u>               |
| Assessed Value:          | \$0                      |
| <u>Tax Rate:</u>         | <u>0.024125</u>          |
| Annual Property Tax:     | \$0                      |

According to the Rutherford County Trustee’s Office, schools in Rutherford County are tax exempt, therefore no taxes are owed.

TAX PARCEL MAP





Appraisal Report

1. Zoning Description:

The subject is currently located in the zoning jurisdiction of the City of La Vergne in Rutherford County, Tennessee and is zoned **R-1**, Low Density Residential District. The following description was taken from the City of La Vergne Zoning Ordinance, effective February 6, 2024

**Low Density Residential District (R-1)** *“This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally this district will consist of single-family detached dwellings except when otherwise permitted as a planned development and such other structures as are accessory thereto. This district also includes community facilities, public utilities, and open uses which serve specifically the residents of the district, or which are benefited by a comparable residential environment. Further it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses, and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.”*

**Bulk Requirements:** The minimum building and lot standards are shown as follows:

| Bulk Requirements – R-1 District |           |
|----------------------------------|-----------|
| Minimum Lot Area:                | 15,000 SF |
| Front Setback:                   | 40’       |
| Side Setback:                    | 15’       |
| Rear Setback:                    | 25’       |
| Min. Lot Width @ Bldg. Line      | 100’      |

Development in this district shall consist of detached single-family residences on a minimum lot size of 15,000 SF. The subject contains 1,310,633 SF and conforms to the current zoning requirements.

**Permitted Uses:** Detached single family dwellings are permitted in the R-1 District, as well as prefabricated dwellings, and customary accessory buildings. Churches, public and private schools offering general education courses, public and semi-public recreational facilities, utility facilities, government buildings and community centers, home day-care, adult day-care homes, and cellular towers are permitted as special exceptions.

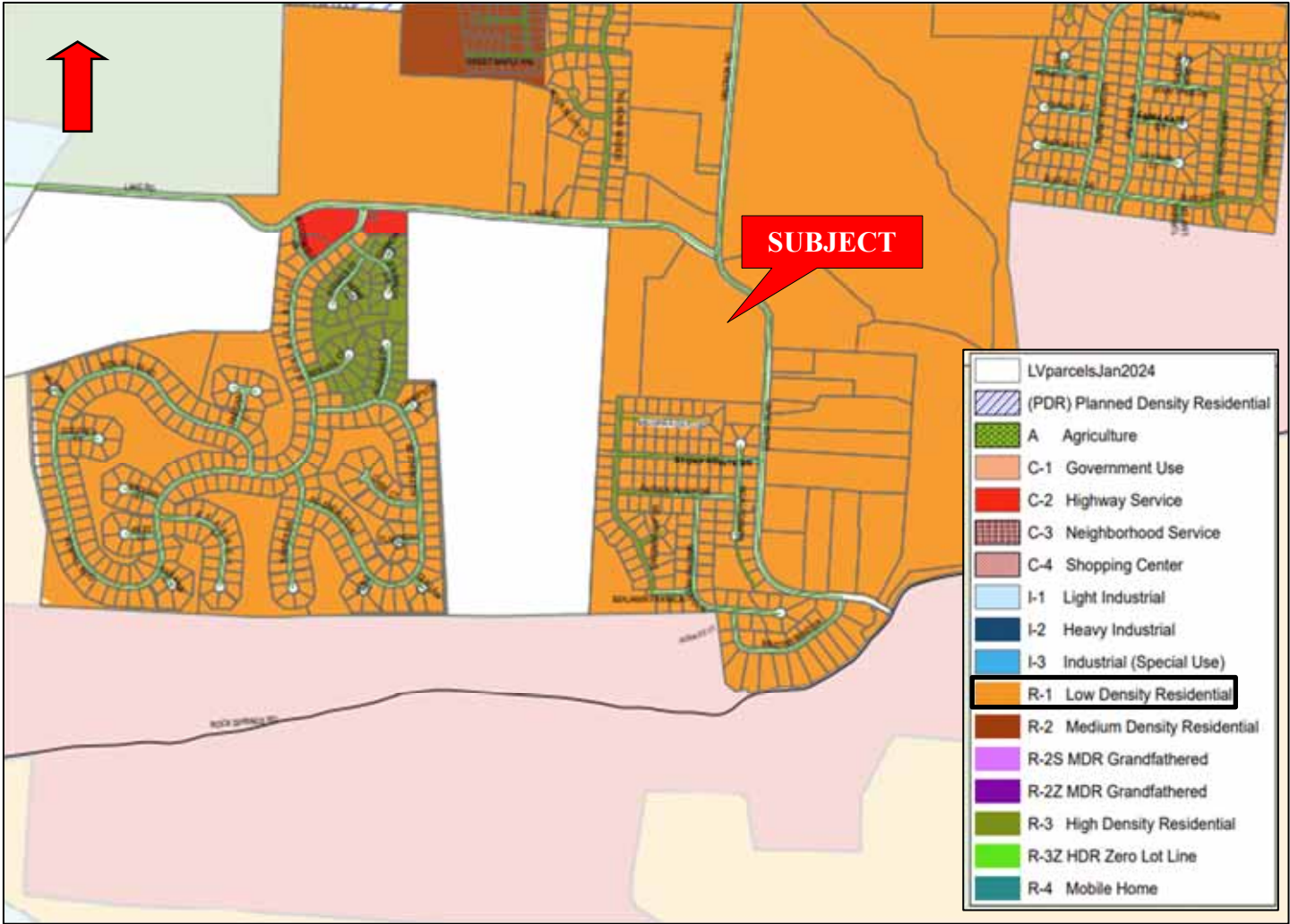
La Vergne 2040 Comprehensive Land Use Plan

Additionally, according to the **La Vergne 2040 Comprehensive Plan**, adopted in May 2019, the subject is located within the La Vergne city limits in Rutherford County. The subject property is identified as *Residential* on the Future Land Use Plan, *which intends to preserve existing single family residential neighborhoods and create new, similar residential neighborhoods that will improve quality of life in La Vergne, with an increased sense of place and help create a more interconnected community.*

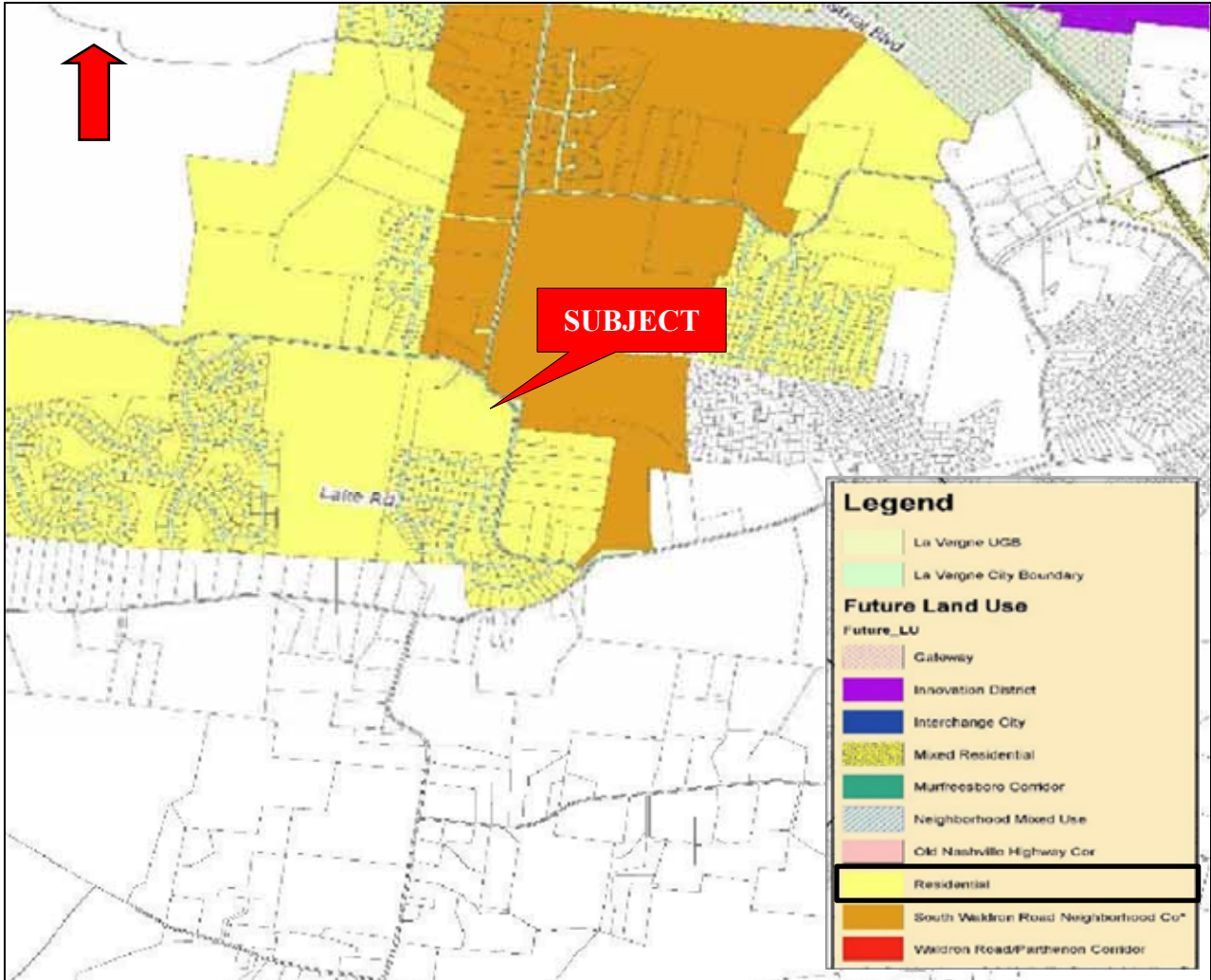
See the City of La Vergne Zoning Map and Future Land Use map on the following pages.

Appraisal Report

CITY OF LA VERGNE ZONING MAP



CITY OF LA VERGNE FUTURE LAND USE PLAN MAP





Appraisal Report

7. Is Subject in a FEMA Flood Hazard Area? Yes \_\_\_ No X FEMA Map/Zone No. 47149C0105J 5/9/2023

AERIAL TAX MAP WITH FLOOD OVERLAY  
032 – 024.01



Appraisal Report

8. Interest Acquired: Fee Simple Estate  X  Perm. Slope Easement  X  Temporary Const. Easement  X   
Permanent Drainage & Utility Easement  X

9. Acquisition: Partial Acquisition

10. Appraisal Report Type: Appraisal Report – Partial Acquisition (Taking) defined as “the taking of part of a property for public use under the power of eminent domain; requires the payment of compensation.” (The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition, page 140).

11. Intended Use of Report – This Partial Acquisition (Taking) appraisal of a 100% ownership position is intended for the sole purpose of assisting the client, the City of La Vergne, in establishing “Amount Due Owner / Just Compensation” for the acquisition of property rights including right-of-way, permanent drainage easement, permanent slope easement, and temporary construction easements needed for the Waldron Road widening project. This appraisal pursuit excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

This is an Appraisal Report and was prepared in accordance with the reporting requirements set forth in Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is also intended to comply with the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs Act of 1970 (CFR 49, Part 24, as amended), to the extent appropriate. Supporting documentation that is not provided within the report is retained in the appraiser’s work file. The depth of discussion contained in this report is specific to the needs of the client.

12. Description of Land Acquired:

Fee Acquisition (Right-of-Way Dedication): The fee acquisition includes two individual strips of land containing a total of 42,365 SF (±0.973 acres) located on the subject’s Waldron Road and Lake Road frontages.

Permanent Drainage Easement (PDE): Permanent drainage easements are permanent easements for construction and maintenance of drainage structures, which may include slopes, outside of the proposed right-of-way line. The drainage easement area remains property of the Grantor(s), although its use is limited so as to not interfere with the use or maintenance of said grading and/or structures. Three (3) individual permanent utility and drainage easements containing a total of 15,220 SF (±0.349 acres) will be acquired along the subject’s Waldron Road frontage.

Permanent Slope Easement (PSE): Permanent slope easements are permanent easements for construction and maintenance of slopes outside of the proposed right-of-way line. The slope easement area remains the property of the Grantor(s), although its use is limited so as to not interfere with the use or maintenance of said slopes. The permanent slope easement area includes Six (6) individual strips of land containing a total of 18,151 SF (±0.417 acres) located along the subject’s Waldron Road and Lake Road frontages.

Temporary Construction Easement (TCE): Temporary construction easements are temporary easements for a period of three or more years from and after the commencement of construction. The temporary construction easement area includes four (4) individual strips of land containing a total of 58,581 SF (±1.345 acres). The TCE area will be used for erosion control and work zone during the construction process, estimated at three (3) years.

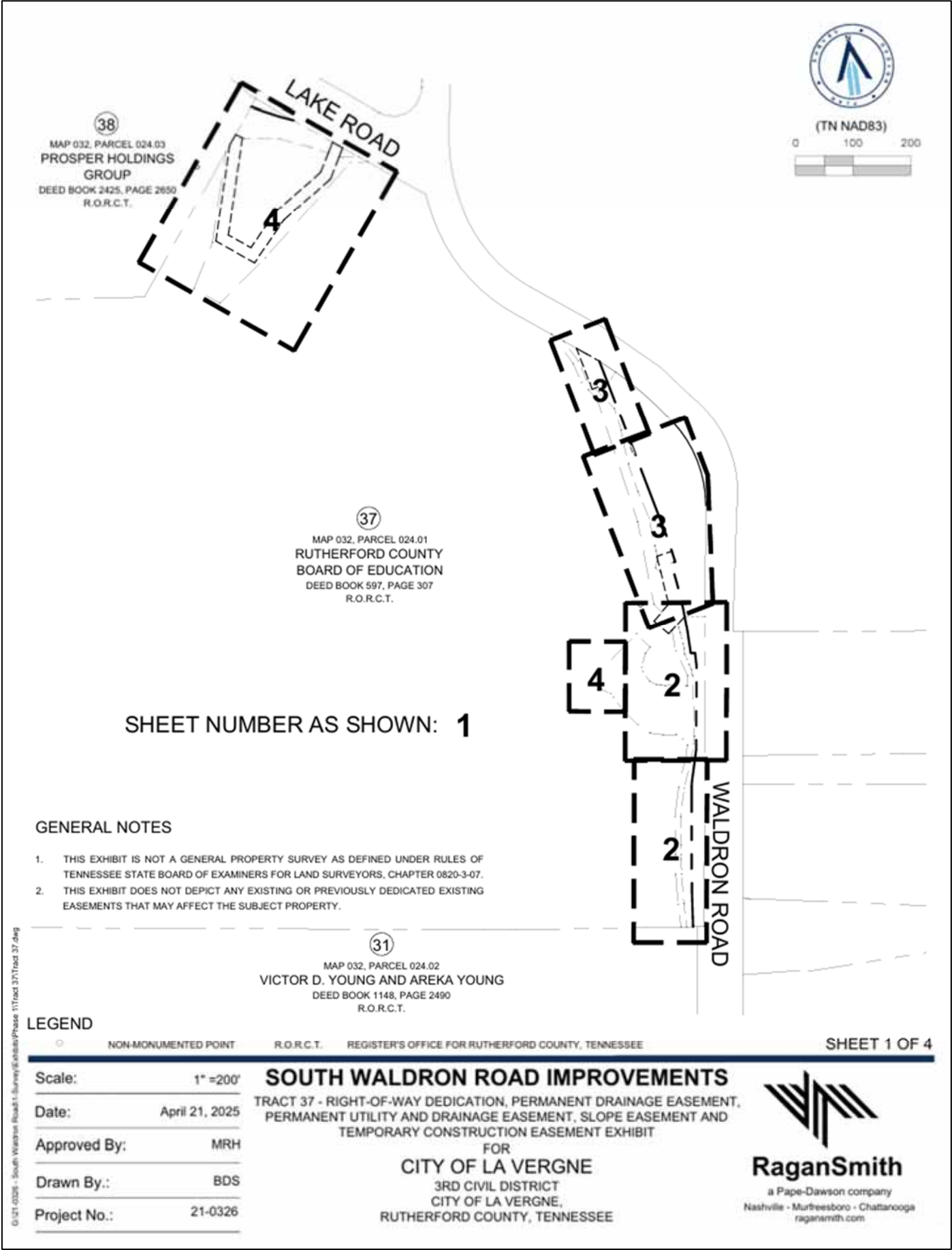


Appraisal Report

**Structural/Site Improvements:** The existing building improvements are not impacted by the proposed acquisition, and therefore have been excluded from this valuation. The improvements of contributing value affected by the acquisition are as follows:

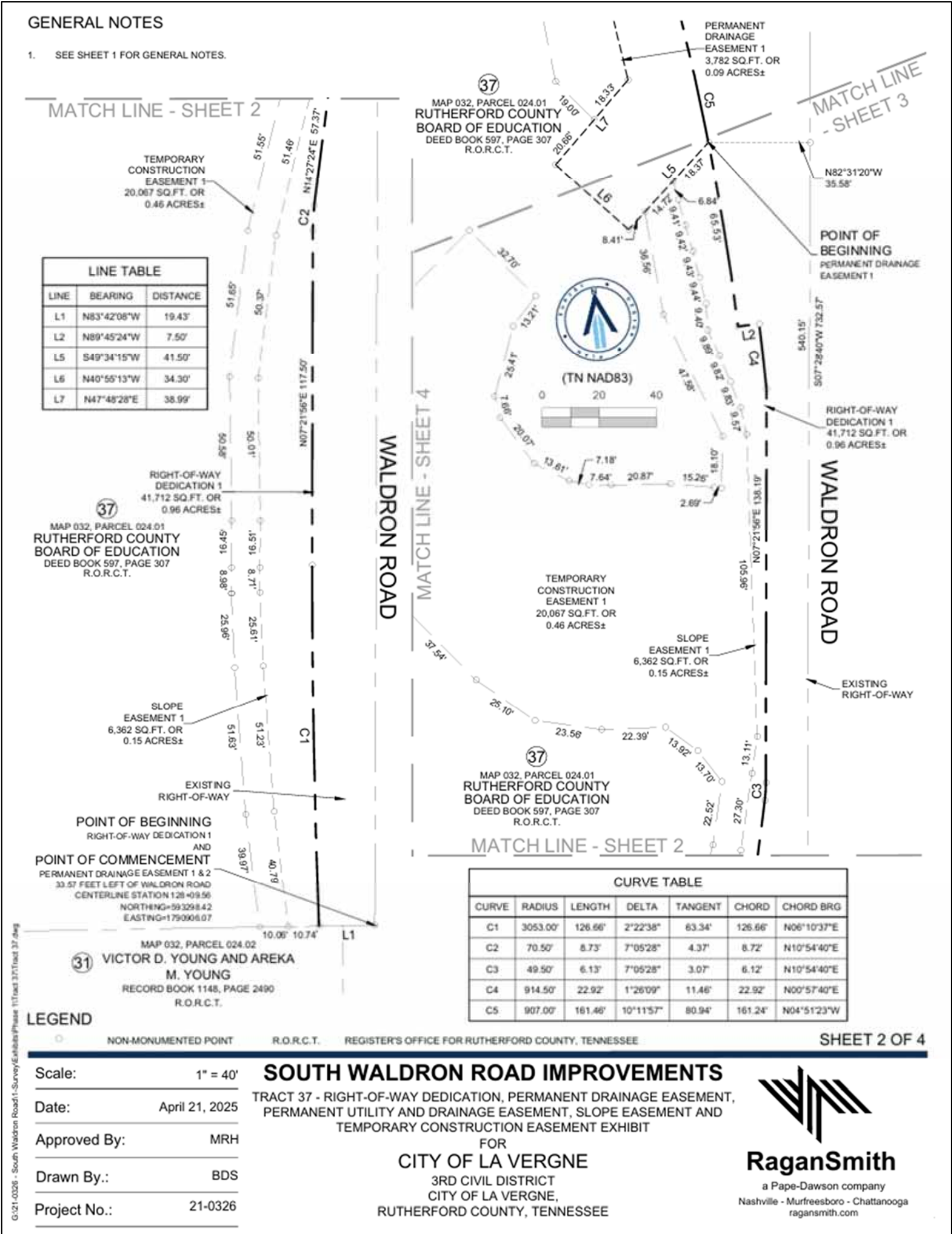
- 1. Landscaping
- 2. Asphalt Driveway
- 3. Light Poles

ROW EXHIBIT – TRACT 37

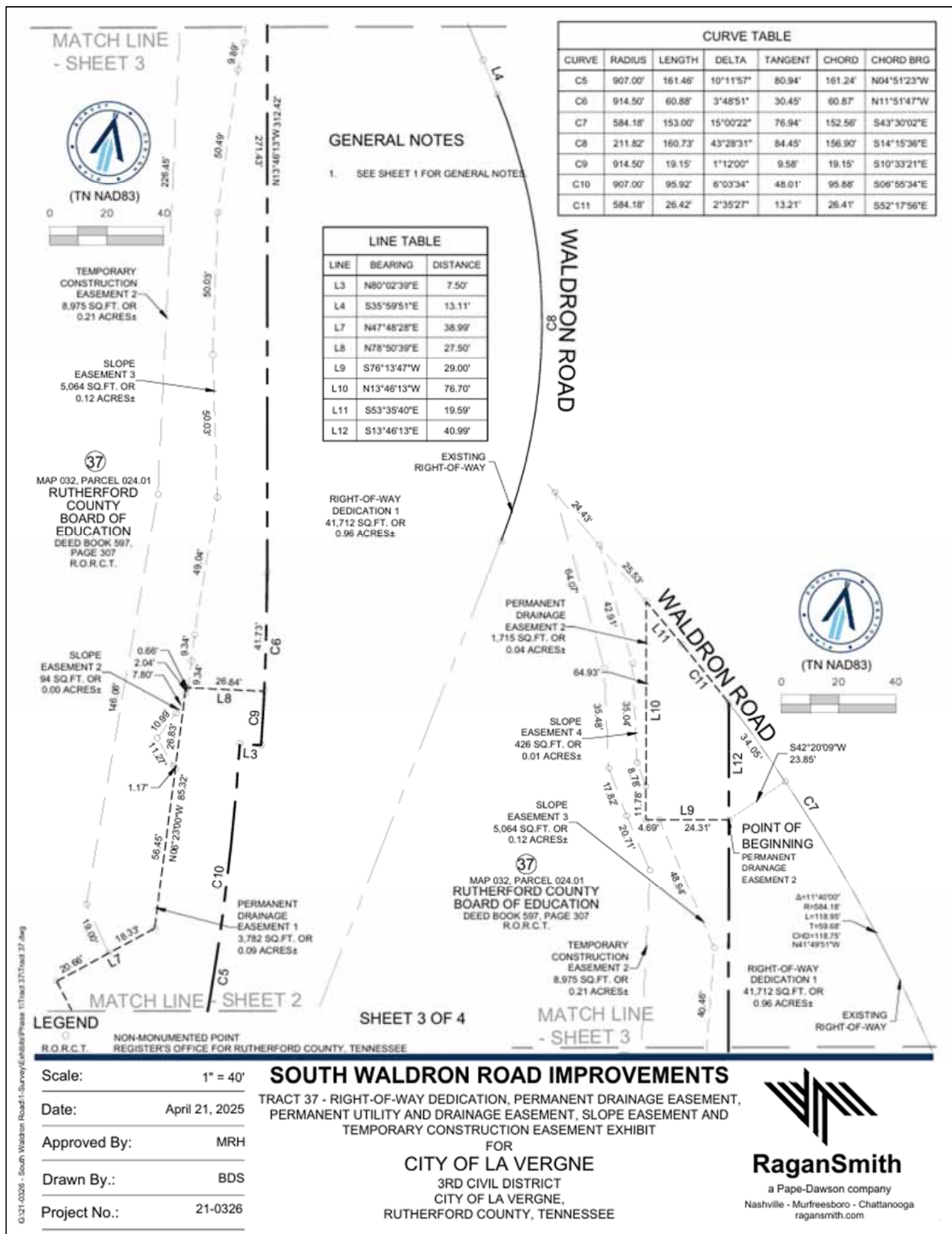


Appraisal Report

ROW EXHIBIT – TRACT 37

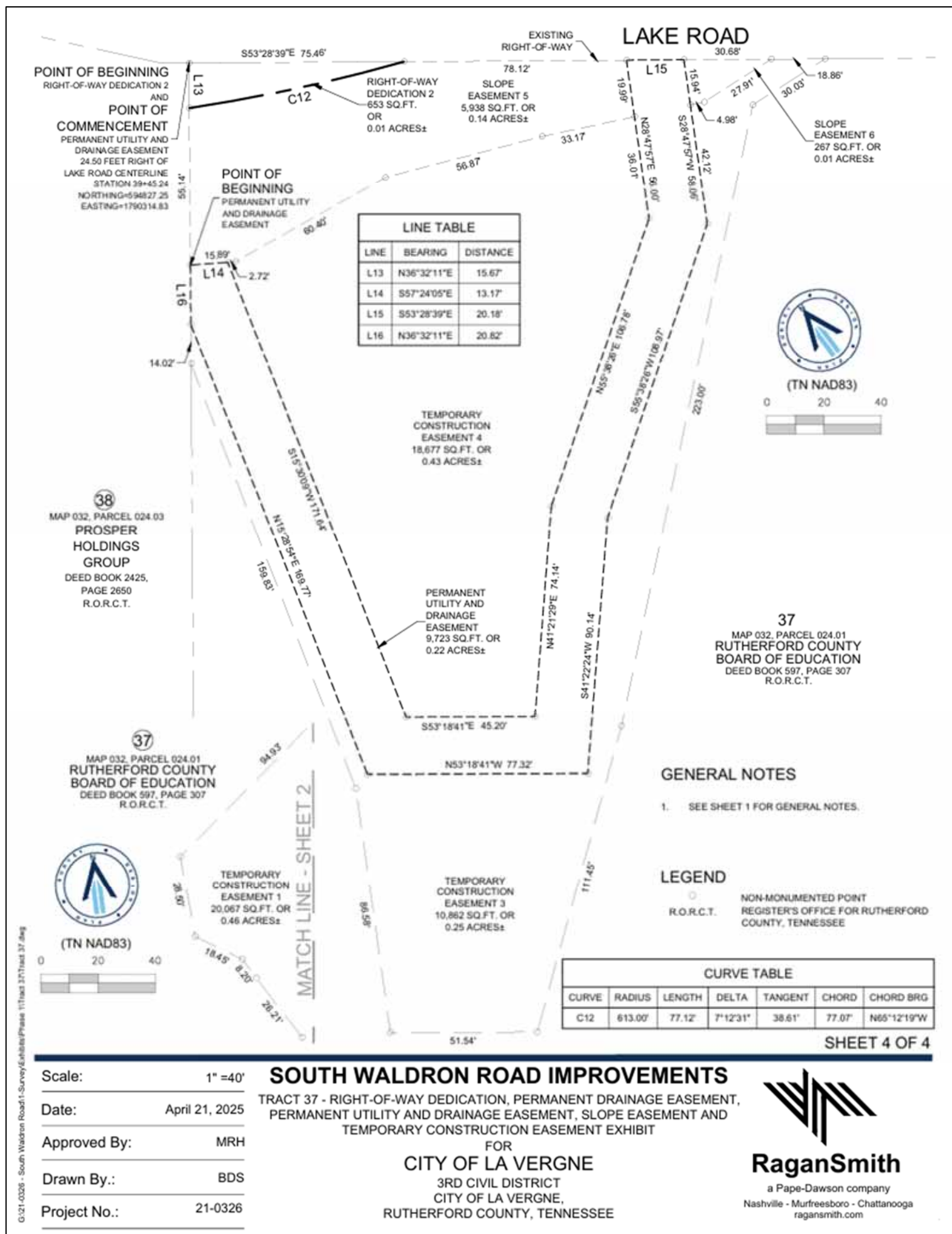


**ROW EXHIBIT – TRACT 37**





**ROW EXHIBIT – TRACT 37**





LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

RIGHT-OF-WAY DEDICATION 1

BEING RIGHT-OF-WAY DEDICATION LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. BEING A PORTION OF THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD AND BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 83 DEGREES 42 MINUTES 08 SECONDS WEST, 19.43 FEET;

THENCE, CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT TWELVE (12) CALLS:

1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 126.66 FEET, A RADIUS OF 3053.00 FEET, A DELTA ANGLE OF 02 DEGREES 22 MINUTES 38 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 10 MINUTES 37 SECONDS EAST, 126.66 FEET;
2. NORTH 07 DEGREES 21 MINUTES 56 SECONDS EAST, 117.50 FEET;
3. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 8.73 FEET, A RADIUS OF 70.50 FEET, A DELTA ANGLE OF 07 DEGREES 05 MINUTES 28 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 54 MINUTES 40 SECONDS EAST, 8.72 FEET;
4. NORTH 14 DEGREES 27 MINUTES 24 SECONDS EAST, 57.37 FEET;
5. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 6.13 FEET, A RADIUS OF 49.50 FEET, A DELTA ANGLE OF 07 DEGREES 05 MINUTES 28 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 54 MINUTES 40 SECONDS EAST, 6.12 FEET;
6. NORTH 07 DEGREES 21 MINUTES 56 SECONDS EAST, 138.19 FEET;
7. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 22.92 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 01 DEGREES 26 MINUTES 09 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 57 MINUTES 40 SECONDS EAST, 22.92 FEET;
8. NORTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, 7.50 FEET;
9. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 161.46 FEET, A RADIUS OF 907.00 FEET, A DELTA ANGLE OF 10 DEGREES 11 MINUTES 57 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 51 MINUTES 23 SECONDS WEST, 161.24 FEET;
10. NORTH 80 DEGREES 02 MINUTES 39 SECONDS EAST, 7.50 FEET;
11. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 60.88 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 03 DEGREES 48 MINUTES 51 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 51 MINUTES 47 SECONDS WEST, 60.87 FEET;
12. NORTH 13 DEGREES 46 MINUTES 13 SECONDS WEST, 312.42 FEET TO THE NORTH LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

THENCE, WITH SAID NORTH AND EAST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FOUR (4) CALLS:

- 1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 153.00 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 15 DEGREES 00 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 30 MINUTES 02 SECONDS EAST, 152.56 FEET;
- 2. SOUTH 35 DEGREES 59 MINUTES 51 SECONDS EAST, 13.11 FEET;
- 3. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.73 FEET, A RADIUS OF 211.82 FEET, A DELTA ANGLE OF 43 DEGREES 28 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 15 MINUTES 36 SECONDS EAST, 156.90 FEET;
- 4. SOUTH 07 DEGREES 28 MINUTES 40 SECONDS WEST, 732.57 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **41,712 SQUARE FEET OR 0.96 ACRES**, MORE OR LESS.

**RIGHT-OF-WAY DEDICATION 2**

BEING RIGHT-OF-WAY DEDICATION LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. BEING A PORTION OF THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD, BEING THE NORTHWEST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION, BEING 24.50 FEET RIGHT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS (LAKE ROAD) CENTERLINE STATION 39+45.24, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 594827.25 AND AN EASTING OF 1790314.83 AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID EXISTING RIGHT-OF-WAY LINE, SOUTH 53 DEGREES 28 MINUTES 39 SECONDS EAST, 75.46 FEET;

THENCE, CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.12 FEET, A RADIUS OF 613.00 FEET, A DELTA ANGLE OF 07 DEGREES 12 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 12 MINUTES 19 SECONDS WEST, 77.07 FEET TO THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

THENCE, WITH SAID WEST LINE, NORTH 36 DEGREES 32 MINUTES 11 SECONDS EAST, 15.67 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **653 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

PERMANENT DRAINAGE EASEMENT 1

BEING A PERMANENT DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD, BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE EXISTING RIGHT-OF-WAY OF SAID WALDRON ROAD, NORTH 07 DEGREES 28 MINUTES 40 SECONDS EAST, 540.15 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 82 DEGREES 31 MINUTES 20 SECONDS WEST, 35.58 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING TO CROSS SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT EIGHT (8) CALLS:

1. SOUTH 49 DEGREES 34 MINUTES 15 SECONDS WEST, 41.50 FEET;
2. NORTH 40 DEGREES 55 MINUTES 13 SECONDS WEST, 34.30 FEET;
3. NORTH 47 DEGREES 48 MINUTES 28 SECONDS EAST, 38.99 FEET;
4. NORTH 06 DEGREES 23 MINUTES 00 SECONDS WEST, 85.32 FEET;
5. NORTH 78 DEGREES 50 MINUTES 39 SECONDS EAST, 27.50 FEET;
6. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 19.15 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 01 DEGREES 12 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 33 MINUTES 21 SECONDS EAST, 19.15 FEET;
7. SOUTH 80 DEGREES 02 MINUTES 39 SECONDS WEST, 7.50 FEET;
8. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.92 FEET, A RADIUS OF 907.00 FEET, A DELTA ANGLE OF 06 DEGREES 03 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 55 MINUTES 34 SECONDS EAST, 95.88 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **3,782 SQUARE FEET OR 0.09 ACRES**, MORE OR LESS.

PERMANENT DRAINAGE EASEMENT 2

BEING A PERMANENT DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD, BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE EXISTING RIGHT-OF-WAY OF SAID WALDRON ROAD FOR THE NEXT FOUR (4) CALLS:

- 1. NORTH 07 DEGREES 28 MINUTES 40 SECONDS EAST, 732.57 FEET;
- 2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 160.73 FEET, A RADIUS OF 211.82 FEET, A DELTA ANGLE OF 43 DEGREES 28 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 15 MINUTES 36 SECONDS WEST, 156.90 FEET;
- 3. NORTH 35 DEGREES 59 MINUTES 51 SECONDS WEST, 13.11 FEET;
- 4. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 118.95 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 11 DEGREES 40 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 49 MINUTES 51 SECONDS WEST, 118.75 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, SOUTH 42 DEGREES 20 MINUTES 09 SECONDS WEST, 23.85 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING TO CROSS SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FIVE (5) CALLS:

- 1. SOUTH 76 DEGREES 13 MINUTES 47 SECONDS WEST, 29.00 FEET;
- 2. NORTH 13 DEGREES 46 MINUTES 13 SECONDS WEST, 76.70 FEET;
- 3. SOUTH 53 DEGREES 35 MINUTES 40 SECONDS EAST, 19.59 FEET;
- 4. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 26.42 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 02 DEGREES 35 MINUTES 27 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 17 MINUTES 56 SECONDS EAST, 26.41 FEET;
- 5. SOUTH 13 DEGREES 46 MINUTES 13 SECONDS EAST, 40.99 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **1,715 SQUARE FEET OR 0.04 ACRES**, MORE OR LESS.

PERMANENT UTILITY AND DRAINAGE EASEMENT

BEING A PERMANENT UTILITY AND DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

**COMMENCING** AT A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD, BEING THE NORTHWEST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED RIGHT-OF-WAY DEDICATION 2, BEING 24.50 FEET RIGHT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS (LAKE ROAD) CENTERLINE STATION 39+45.24, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 594827.25 AND AN EASTING OF 1790314.83 AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING THE EXISTING RIGHT-OF-WAY OF SAID LAKE ROAD, WITH THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, SOUTH 36 DEGREES 32 MINUTES 11 SECONDS WEST, 70.81 FEET TO THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID WEST LINE AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT SIX (6) CALLS:

- 1. SOUTH 57 DEGREES 24 MINUTES 05 SECONDS EAST, 13.17 FEET;
- 2. SOUTH 15 DEGREES 30 MINUTES 09 SECONDS WEST, 171.64 FEET;
- 3. SOUTH 53 DEGREES 18 MINUTES 41 SECONDS EAST, 45.20 FEET;
- 4. NORTH 41 DEGREES 21 MINUTES 29 SECONDS EAST, 74.14 FEET;
- 5. NORTH 55 DEGREES 38 MINUTES 26 SECONDS EAST, 106.78 FEET;
- 6. NORTH 28 DEGREES 47 MINUTES 57 SECONDS EAST, 56.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID LAKE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY OF LAKE ROAD, SOUTH 53 DEGREES 28 MINUTES 39 SECONDS EAST, 20.18 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FIVE (5) CALLS:

- 1. SOUTH 28 DEGREES 47 MINUTES 57 SECONDS WEST, 58.06 FEET;
- 2. SOUTH 55 DEGREES 38 MINUTES 26 SECONDS WEST, 108.97 FEET;
- 3. SOUTH 41 DEGREES 22 MINUTES 24 SECONDS WEST, 90.14 FEET;
- 4. NORTH 53 DEGREES 18 MINUTES 41 SECONDS WEST, 77.32 FEET;
- 5. NORTH 15 DEGREES 28 MINUTES 54 SECONDS EAST, 169.77 FEET TO THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

THENCE, WITH SAID WEST LINE OF RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 36 DEGREES 32 MINUTES 11 SECONDS EAST, 20.82 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **9,723 SQUARE FEET OR 0.22 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 1**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1 AND SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 18.37 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 550.53 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 10.74 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 534.11 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **6,362 SQUARE FEET OR 0.16 ACRES**, MORE OR LESS.



Appraisal Report

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

SLOPE EASEMENT 2

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 18.79 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 26.83 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 12.44 FEET ALONG THE SOUTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **94 SQUARE FEET OR 0.00 ACRES**, MORE OR LESS.

SLOPE EASEMENT 3

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, LYING NORTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1 AND LYING SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 24.31 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 313.16 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 26.84 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 317.56 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **5,064 SQUARE FEET OR 0.12 ACRES**, MORE OR LESS.

SLOPE EASEMENT 4

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF WALDRON ROAD AND WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT DRAINAGE EASEMENT 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 25.53 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 64.93 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 86.73 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **426 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

SLOPE EASEMENT 5

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD AND SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING



LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

IN WIDTH AND MEASURING 155.24 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 19.99 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 166.33 FEET ALONG THE SOUTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 55.14 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **5,938 SQUARE FEET OR 0.14 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 6**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD AND EAST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 30.68 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 32.89 FEET ALONG THE SOUTHEAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 15.94 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **267 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 1**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 1 AND SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 14.72 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 534.11 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 10.06 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 900.33 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **20,067 SQUARE FEET OR 0.46 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 2**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 2, 3 AND 4, LYING WEST OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1 AND 2. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 24.43 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 511.14 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 18.33 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED

LEGAL DESCRIPTIONS OF AREA ACQUIRED – TRACT 37

TRACT 37  
CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS  
RIGHT-OF-WAY PLANS - PROJECT #

TEMPORARY CONSTRUCTION EASEMENT; 529.61 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **8,975 SQUARE FEET OR 0.21 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 3**

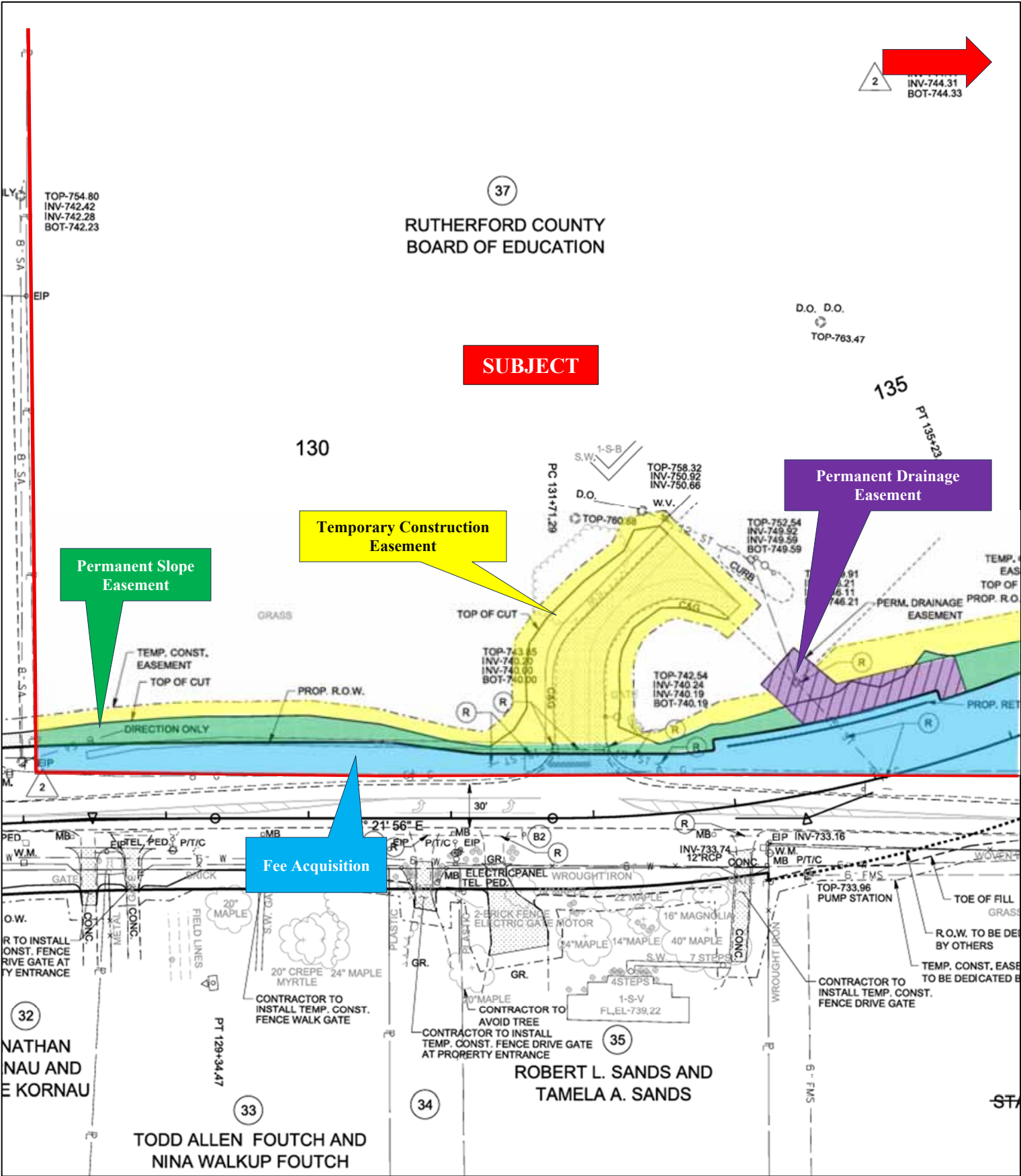
BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY OF LAKE ROAD, SOUTHEAST OF AN COINCIDENT WITH THE ABOVE DESCRIBED SLOPE EASEMENT 6 AND SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 540.07 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 364.48 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 51.54 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 260.43 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **10,862 SQUARE FEET OR 0.25 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 4**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 5 AND NORTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 153.16 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 216.93 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 45.20 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 171.64 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **18,677 SQUARE FEET OR 0.43 ACRES**, MORE OR LESS.

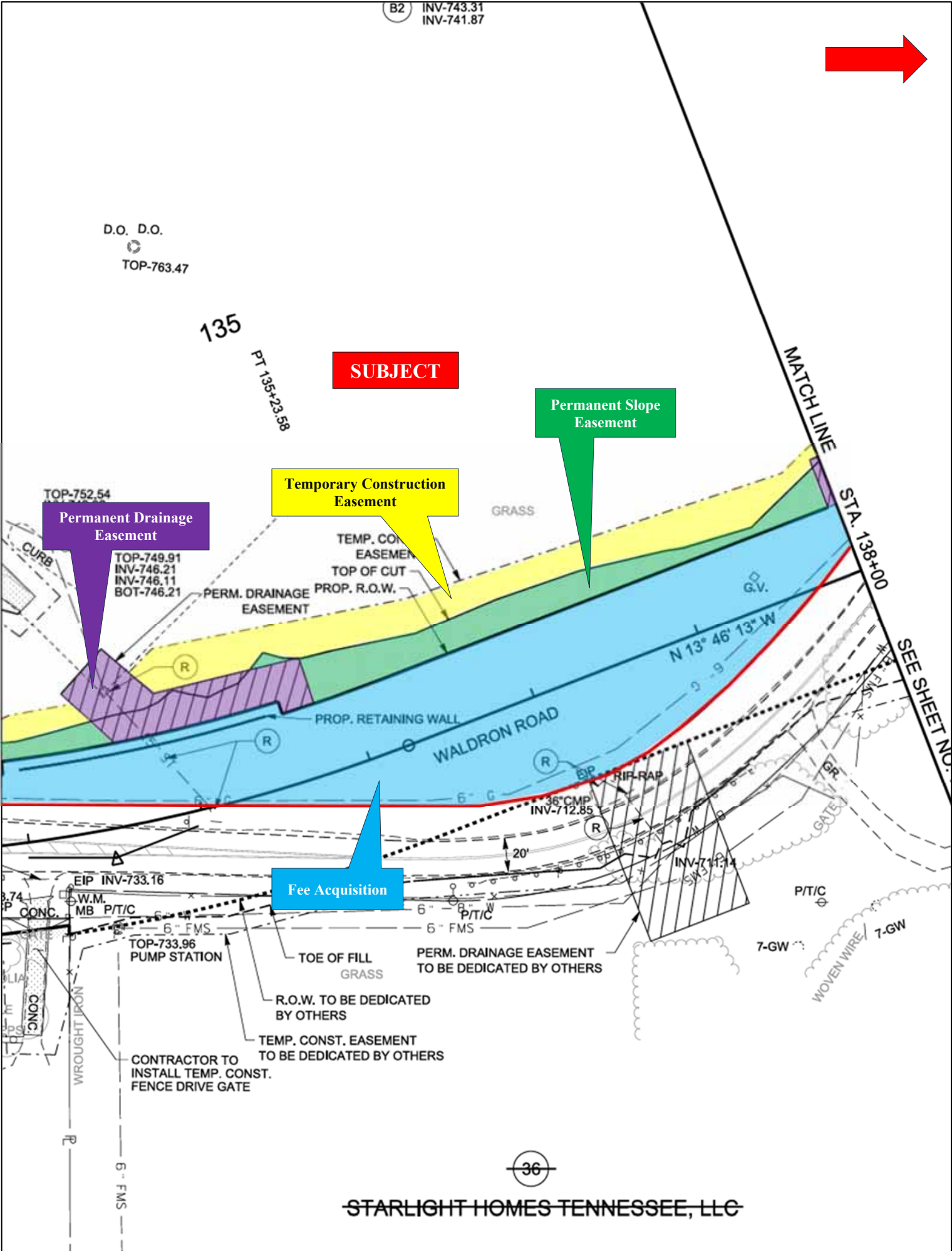
Appraisal Report

ROW PLANS – PRESENT LAYOUT



Appraisal Report

ROW PLANS – PRESENT LAYOUT

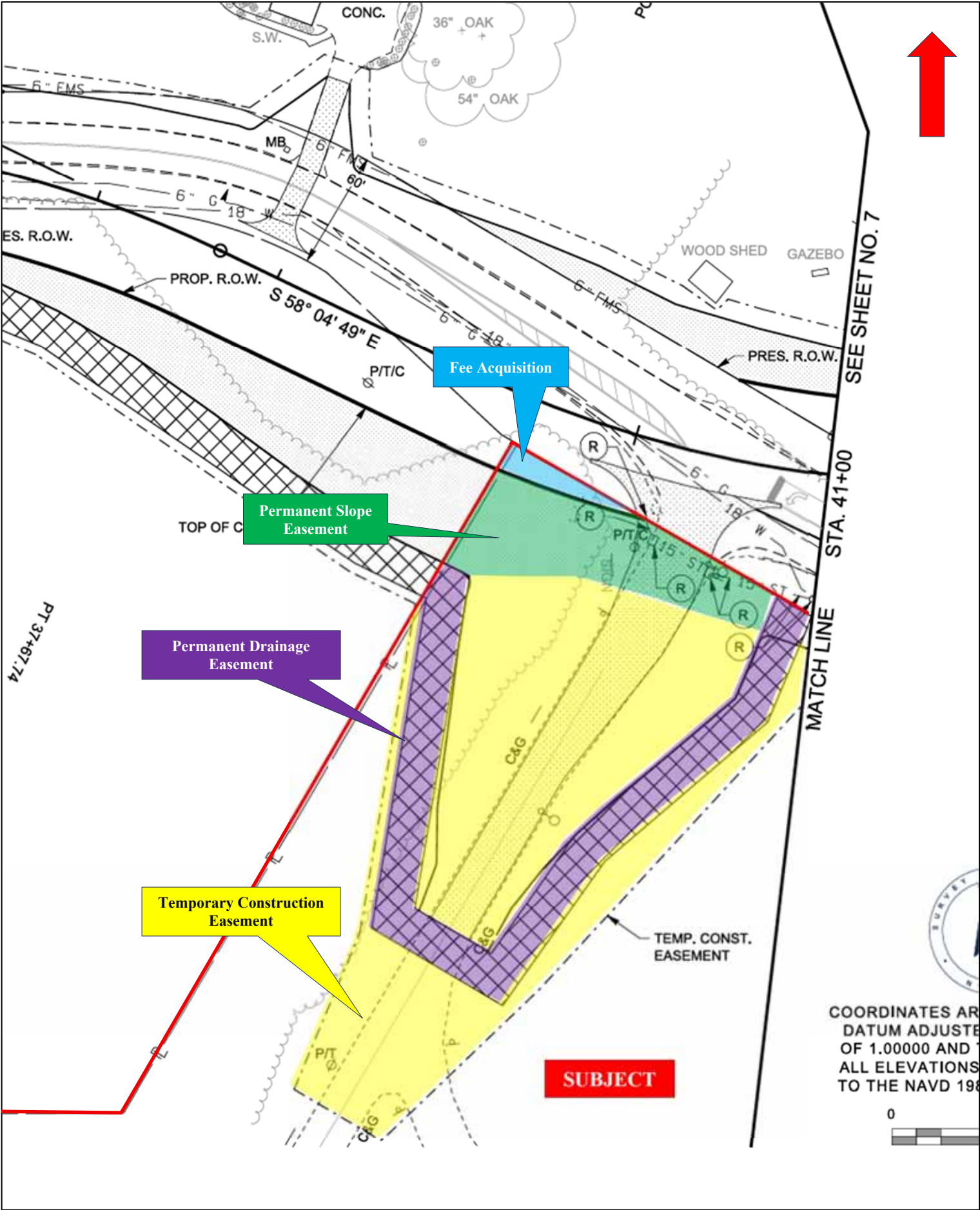






Appraisal Report

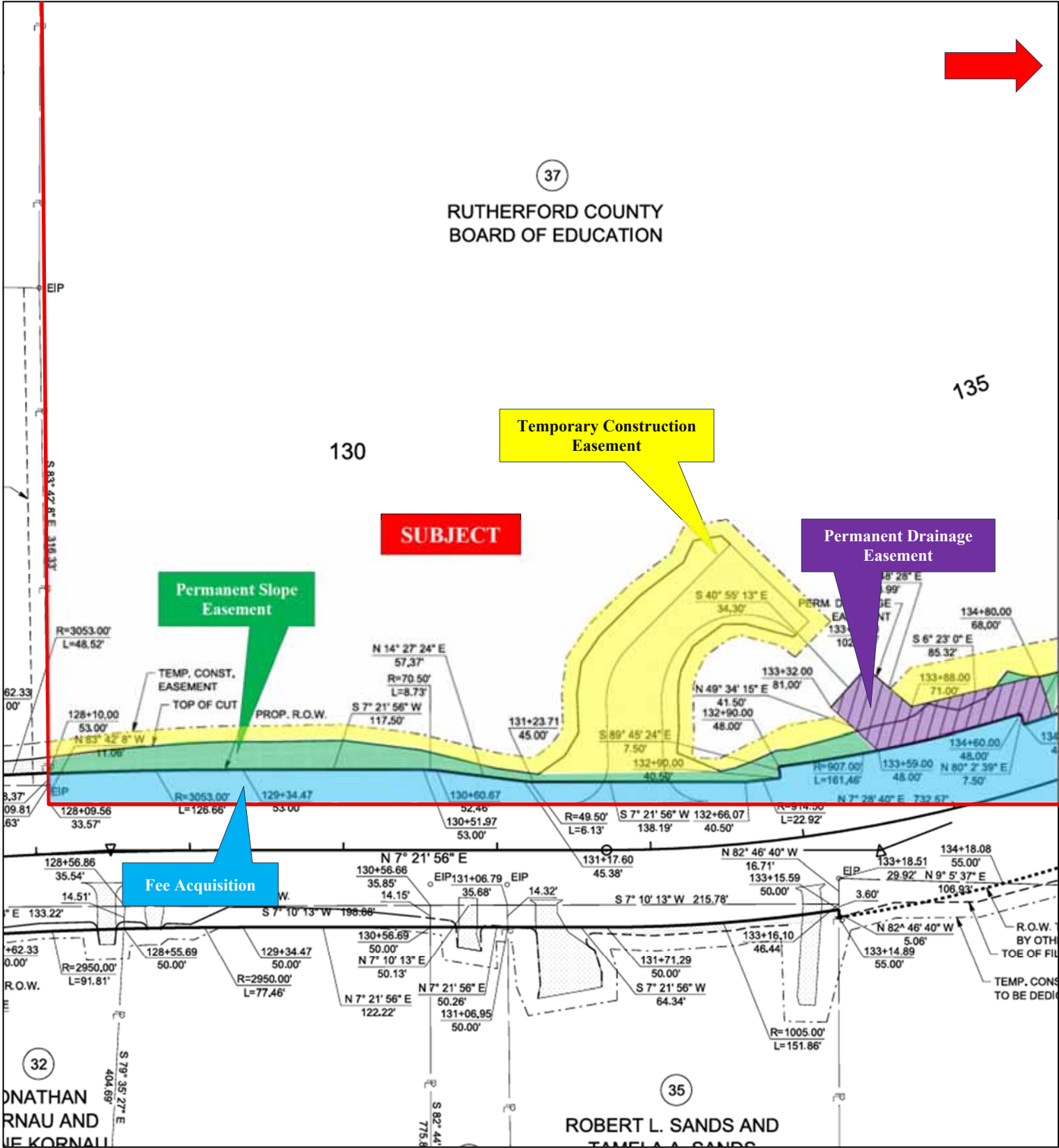
ROW PLANS – PRESENT LAYOUT



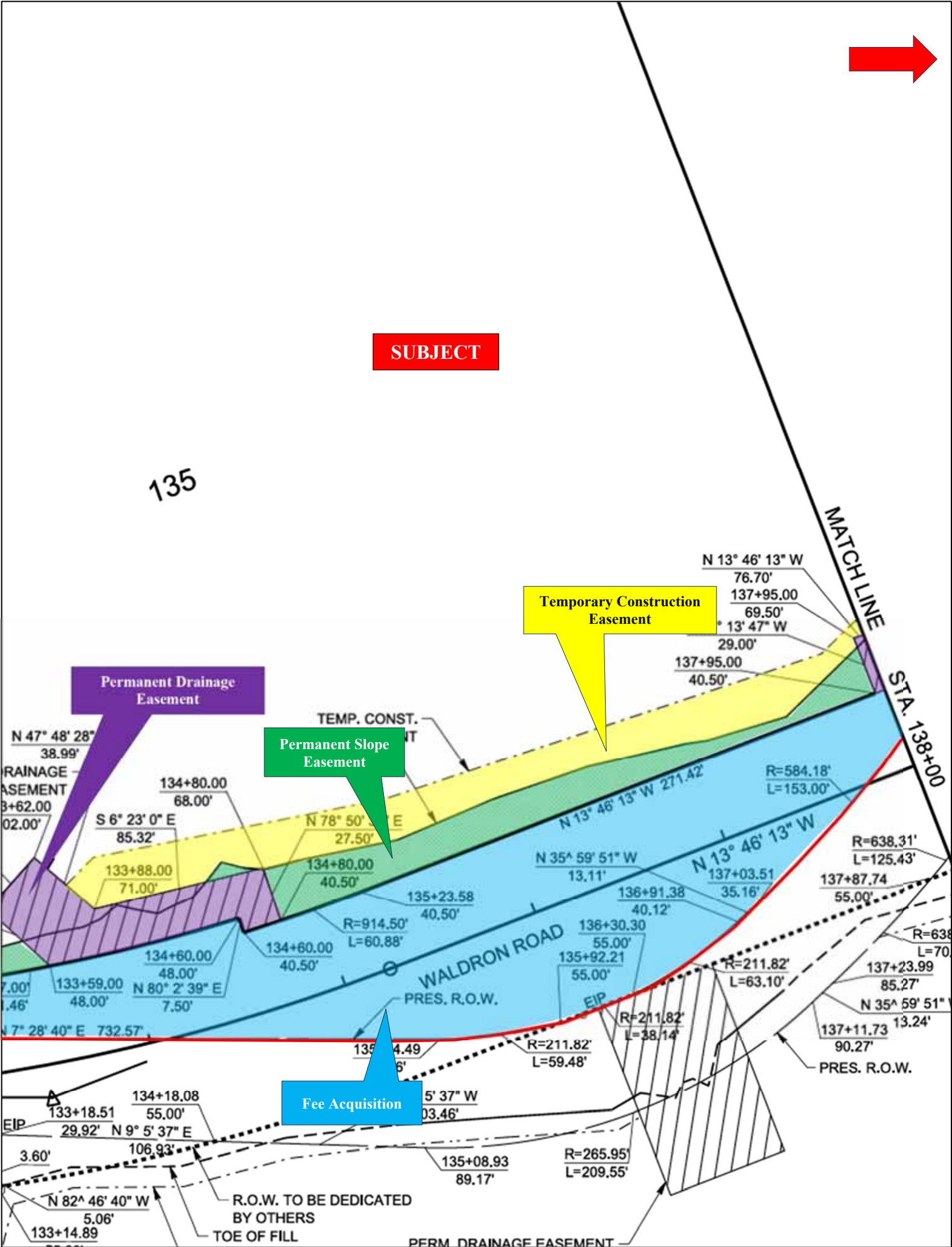


Appraisal Report

ROW PLANS – RIGHT OF WAY DETAILS



ROW PLANS – RIGHT OF WAY DETAILS

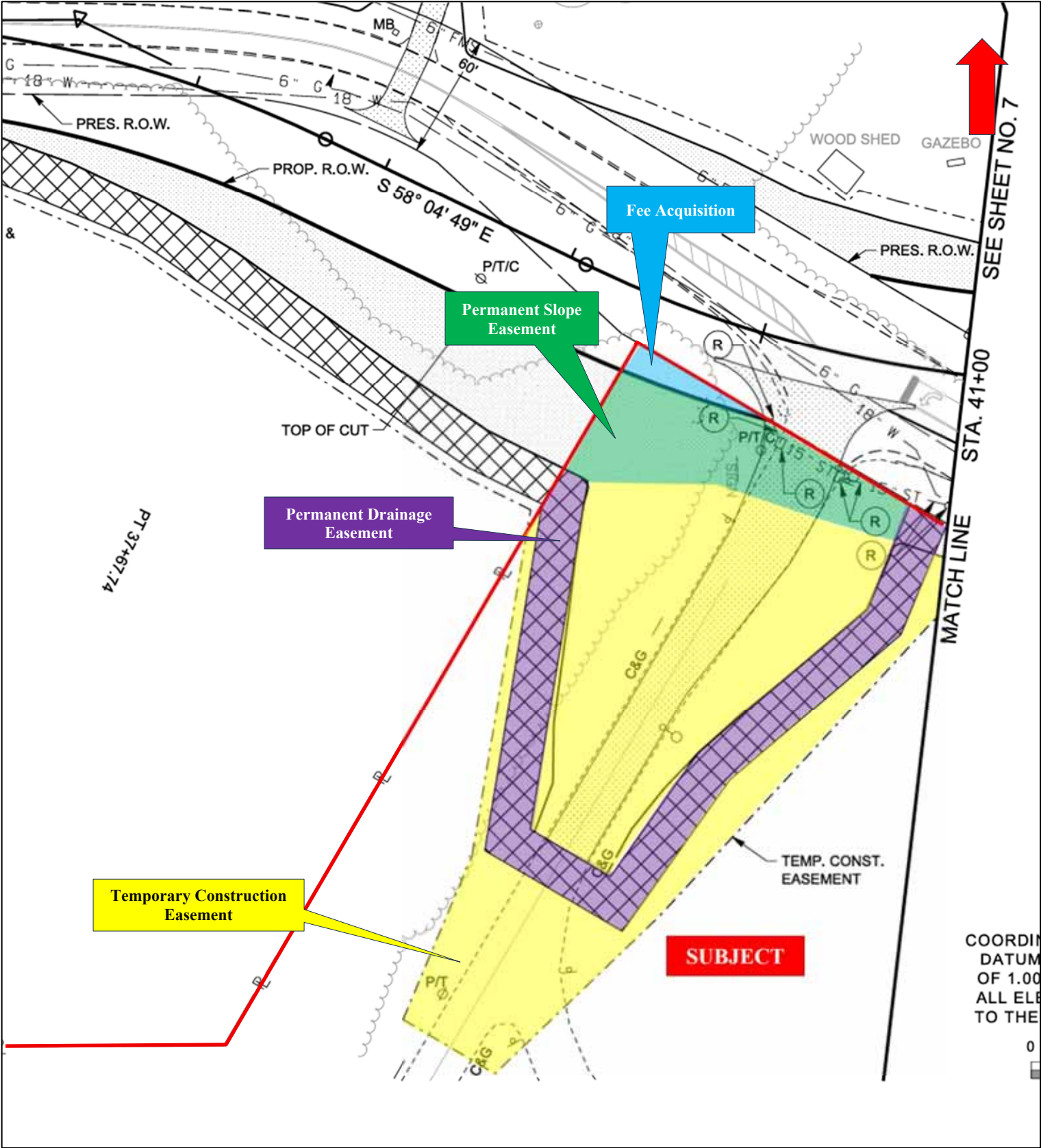




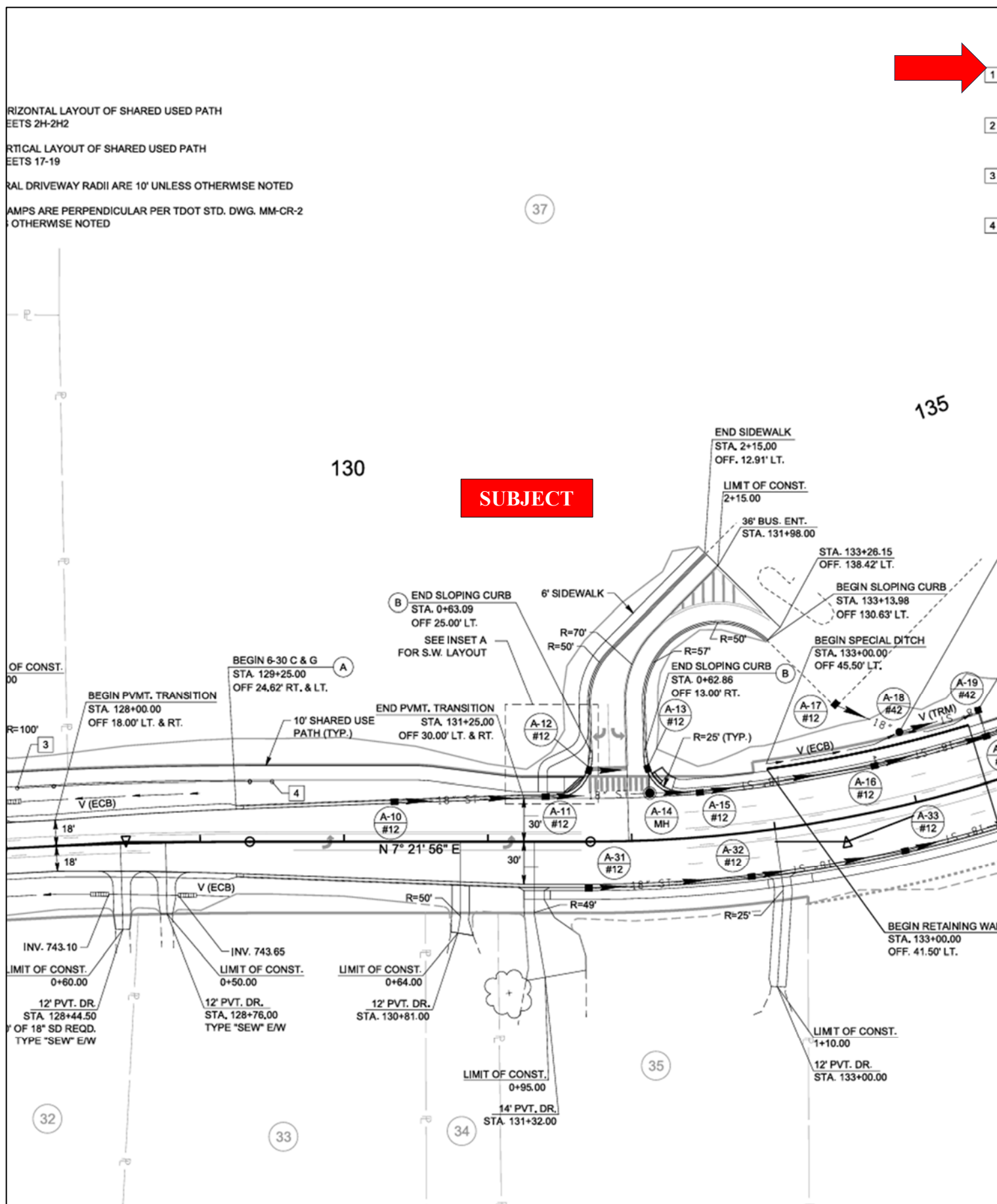


Appraisal Report

ROW PLANS – RIGHT OF WAY DETAILS



## ROW PLANS – PROPOSED LAYOUT



Project Name: **Waldron Road Widening**

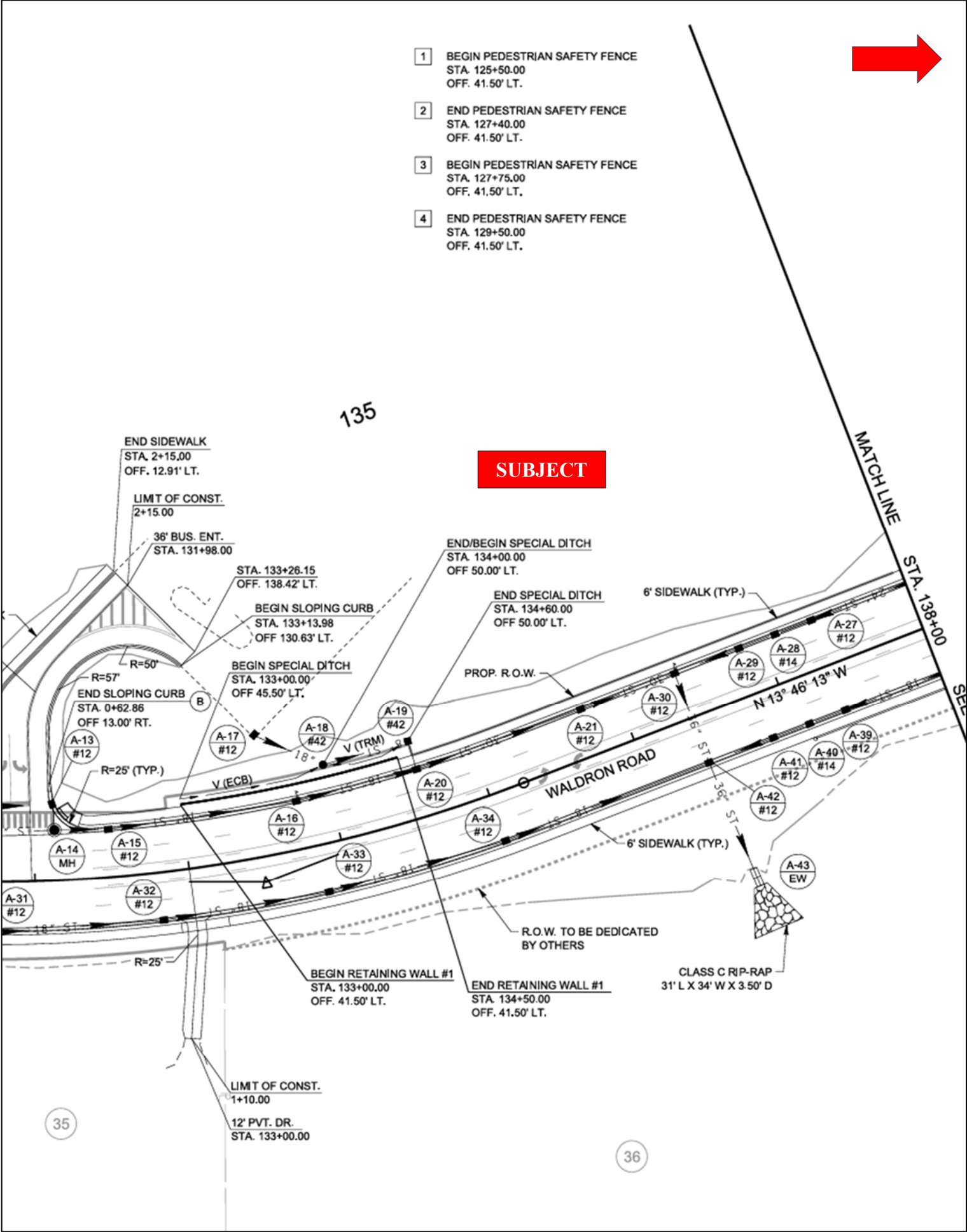
Project #: **24-01273**

Tract ID: **Tract 37**County/State: **Rutherford/Tennessee**

Name of Appraiser: **Ted A. Boozer, MAI**

Appraisal Report

ROW PLANS – PROPOSED LAYOUT



Project Name: Waldron Road Widening

Project #: 24-01273

Tract ID: Tract 37

County/State: Rutherford/Tennessee

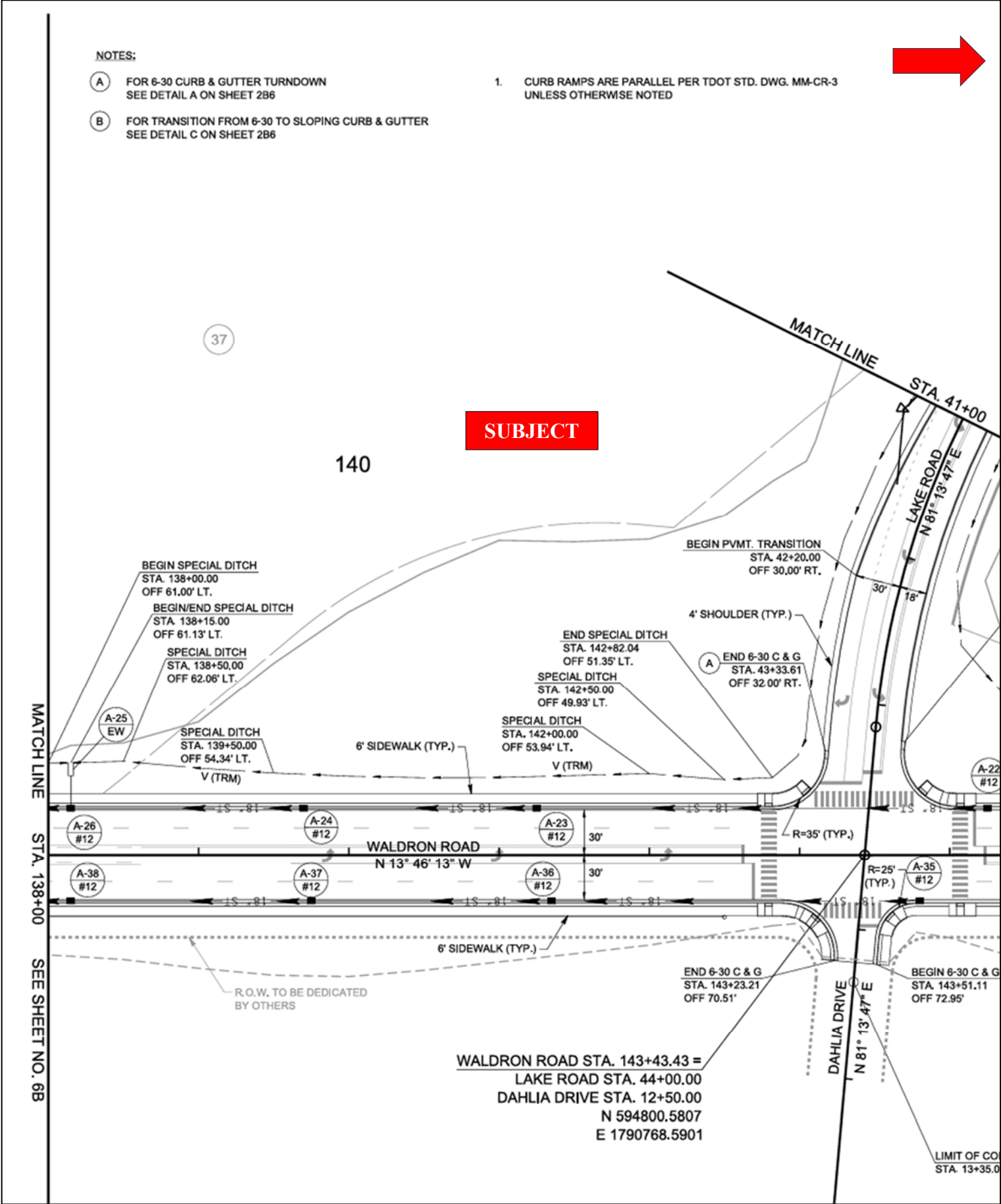
Name of Appraiser:

Ted A. Boozer, MAI



Appraisal Report

ROW PLANS – PROPOSED LAYOUT



Project Name: Waldron Road Widening

Project #: 24-01273

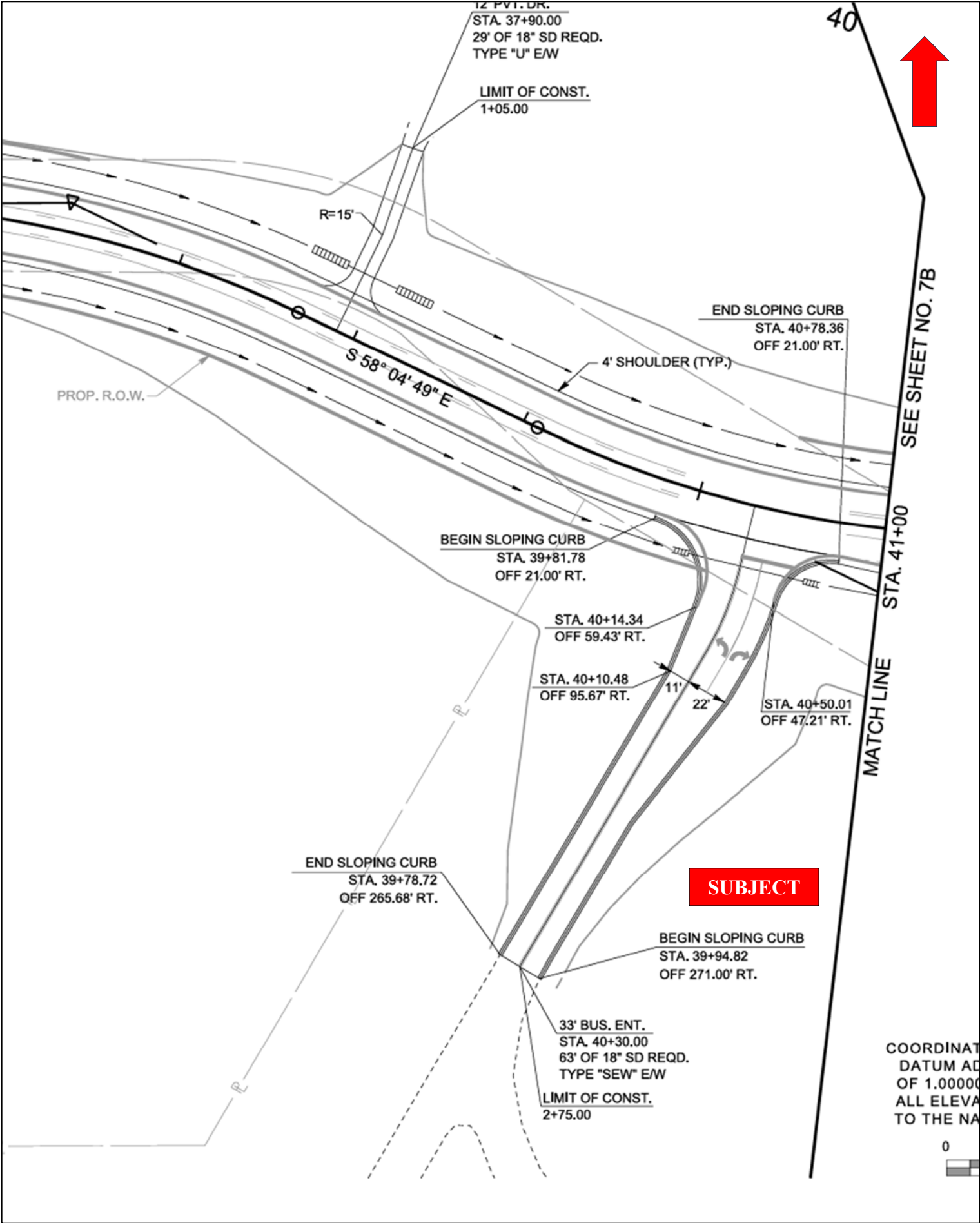
Tract ID: Tract 37

County/State: Rutherford/Tennessee

Name of Appraiser: Ted A. Boozer, MAI

Appraisal Report

ROW PLANS – PROPOSED LAYOUT



Appraisal Report

13. City / Neighborhood Description

**General Boundaries:** The subject of this appraisal is located on the west side of Waldron Road and south side of Lake Road which is located in the southwestern part of La Vergne, in Rutherford County. The neighborhood boundaries are Interstate 24 to the north and east; Williamson/Rutherford County line to the west; and La Vergne/Smyrna line to the south.

La Vergne, which is between Antioch and Smyrna, reflects a traditional suburban character. Generally, ownerships in this area are comprised of small acreage home sites, estate homesites, churches, residential subdivisions, mixed-use developments, and an abundance of agricultural land. The City of Antioch, which is located northwest of the subject property, is situated between Nashville and La Vergne. The Town of Smyrna, which is located southeast of the subject is home to a Nissan Assembly Plant that employs more than 5,700 workers. The City of Murfreesboro located southeast of the subject along Interstate-24 is recognized as one of the fastest growing cities in Tennessee.

The City of La Vergne has experienced steady growth over the past twenty years. The 2020 Census certified a total population of 38,719 persons, up from 32,588 persons in 2010---resulting in a 18.8% increase. The La Vergne 2040 Comprehensive Land Use Plan population projections show the city’s population to be 44,776 persons reflecting a 15.6% growth rate from the year 2020.

**Access/Transportation:** Interstate 24 is an 8-lane controlled access highway that provides regional mobility between Nashville and Chattanooga. Interchanges serving the neighborhood include Waldron Road, Sam Ridley Parkway and Almaville Road. According to TDOT, the 2023 AADT count was 159,079 vehicles just north of Waldron Road; and 7,580 VPD just south of the subject on Rock Springs Road.

Almaville Road (TN 102) is part of a major collector roadway system that links Murfreesboro Pike (US 41), Interstates 24 & 840, and Franklin Road (TN 96) in the area. TDOT reported a 2023 average of 22,508 just north of I-24.

**Land Uses:** The subject neighborhood is approximately 60% built up, with the majority of development found on the northeast side of Interstate 24 in La Vergne and Antioch. The dominant economic influence is the Nissan Vehicle Assembly and Battery Plant, which is located ±10 miles east of Waldron Road. This plant is the largest car manufacturing facility in North America and produces an economic impact in the community of \$290 million annually in payroll alone.

Commercial clustering is present at interstate interchanges, and includes industrial, warehousing and distributive uses at Waldron and Almaville Roads, and highway service uses at Sam Ridley Parkway. Additionally, The Shops at Lee Village, located south of the subject along Almaville Road, is the most recently developed commercial property in the area. This development features a Publix anchored neighborhood center with outparcels.

Community support facilities such as schools, churches, parks, etc. are present throughout the neighborhood. Schools are operated by Rutherford County Schools. Emergency services such as 911 dispatch, police and fire are provided by Rutherford County and the City of La Vergne.

The balance of the neighborhood reflects residential and agricultural uses. The typical housing character is a frame dwelling on a modest lot. Home prices typically range from \$300,000 to \$600,000 throughout the neighborhood, with a trailing 12-month median of around \$375,000 according to MLS records. The housing stock ranges in age and condition, with new construction exceeding the existing inventory in quality and price point. Higher density developments including single-family subdivisions, townhomes and apartments exist where road and utility connections are strongest. Central areas of the neighborhood are rural but are taking on a residential development pattern.

Appraisal Report

Arbor Ridge, a development currently under construction is located near the subject along Waldron Road at Blair Road. This development is expected to have a mix of more than 700 single family detached homes, townhomes, and duplexes, with community amenities. The project also shows ±22 acres dedicated to commercial development that includes a grocery store, convenience store, retail strip center, and fire station. This development is expected to range in price from \$420,000 to \$650,000 and be fully completed in 2029.

**Economic Forces/Employment:** Murfreesboro is the county seat of Rutherford County, Tennessee. It is located in the geographic center of the state, approximately 32 miles southeast of Nashville. Murfreesboro has also been named as the population center of Tennessee, according to the Tennessee Association of Professional Surveyors (TAPS).

As one of the fourteen-county Nashville MSA, Rutherford County benefits from job growth throughout the area. According to figures obtained from the Nashville Chamber of Commerce, the non-agricultural jobs in Nashville increased 31.4% in the 1990’s, creating 157,700 new jobs, compared to a 12.4% increase nationally. The Nashville area is becoming a distribution center because of its proximity to a major portion of the US population. Nashville’s largest distribution/warehouse growth is currently taking place along the I-24 corridor in south Nashville/Davidson County and north Rutherford County in La Vergne and Smyrna. The area is also seeing tremendous growth in the technology sector, which is a new job sector for the Nashville area.

| 60,856 BUSINESS ESTABLISHMENTS (NASHVILLE MSA)                  |       |                                          | Source: BLS, QCEW, 2022 |  |
|-----------------------------------------------------------------|-------|------------------------------------------|-------------------------|--|
| Professional, Scientific & Technical Services                   | 9,157 | Real Estate, Rental & Leasing            | 2,501                   |  |
| Retail Trade                                                    | 6,606 | Manufacturing                            | 2,281                   |  |
| Healthcare & Social Assistance                                  | 5,756 | Arts, Entertainment & Recreation         | 1,694                   |  |
| Other Services (except Public Administration)                   | 4,910 | Transportation & Warehousing             | 1,678                   |  |
| Accommodation & Food Services                                   | 4,789 | Educational Services                     | 839                     |  |
| Construction                                                    | 4,718 | Management of Companies & Enterprises    | 573                     |  |
| Wholesale Trade                                                 | 4,251 | Agriculture, Forestry, Fishing & Hunting | 155                     |  |
| Finance & Insurance                                             | 4,025 | Unclassified                             | 69                      |  |
| Administrative Support, Waste Management & Remediation Services | 3,892 | Utilities                                | 54                      |  |
| Information                                                     | 2,860 | Mining, Quarrying, Oil & Gas Extraction  | 48                      |  |

| TOP REGIONAL EMPLOYERS                       |        |                                        | * National, Regional or Division Headquarters |  | Source: Bureau of Economic Analysis |  |
|----------------------------------------------|--------|----------------------------------------|-----------------------------------------------|--|-------------------------------------|--|
| Vanderbilt University Medical Center*        | 28,300 | Middle Tennessee State University*     | 2,221                                         |  |                                     |  |
| HCA Healthcare, Inc.*                        | 10,600 | GEODIS                                 | 2,216                                         |  |                                     |  |
| Nissan North America*                        | 10,500 | Ingram Content Group Inc.*             | 2,084                                         |  |                                     |  |
| Amazon                                       | 10,000 | UnitedHealthcare                       | 2,046                                         |  |                                     |  |
| Vanderbilt University*                       | 8,822  | Tyson Foods Inc.                       | 1,961                                         |  |                                     |  |
| Saint Thomas Health*                         | 8,335  | YMCA of Middle Tennessee               | 1,952                                         |  |                                     |  |
| The Kroger Co.                               | 7,813  | Brookdale Senior Living Inc.*          | 1,903                                         |  |                                     |  |
| Randstad                                     | 4,550  | CEVA Logistics                         | 1,876                                         |  |                                     |  |
| Community Health Systems*                    | 4,537  | AdvancedHEALTH                         | 1,870                                         |  |                                     |  |
| Asurion*                                     | 4,260  | LifePoint Health*                      | 1,858                                         |  |                                     |  |
| Bridgestone Americas Inc.*                   | 4,110  | Dell Technologies                      | 1,800                                         |  |                                     |  |
| Electrolux Home Products North America       | 3,400  | Agero                                  | 1,700                                         |  |                                     |  |
| Cracker Barrel Old Country Store Inc.*       | 3,389  | Tractor Supply Co.*                    | 1,687                                         |  |                                     |  |
| National Healthcare Corp.                    | 3,028  | Deloitte                               | 1,681                                         |  |                                     |  |
| Shorey's Inc.*                               | 3,000  | Trane Co.                              | 1,640                                         |  |                                     |  |
| Walgreens                                    | 2,715  | Envision Healthcare Corp.*             | 1,600                                         |  |                                     |  |
| Dollar General Corp.*                        | 2,671  | Austin Peay State University*          | 1,594                                         |  |                                     |  |
| Gaylord Opryland Resort & Convention Center* | 2,500  | Gap Inc.                               | 1,571                                         |  |                                     |  |
| A.O. Smith Corp.                             | 2,464  | UBS Nashville Business Solution Center | 1,546                                         |  |                                     |  |
| SmileDirectClub*                             | 2,316  | Ford Motor Credit Co LLC               | 1,500                                         |  |                                     |  |
| AT&T Inc.                                    | 2,250  | Schneider Electric                     | 1,415                                         |  |                                     |  |

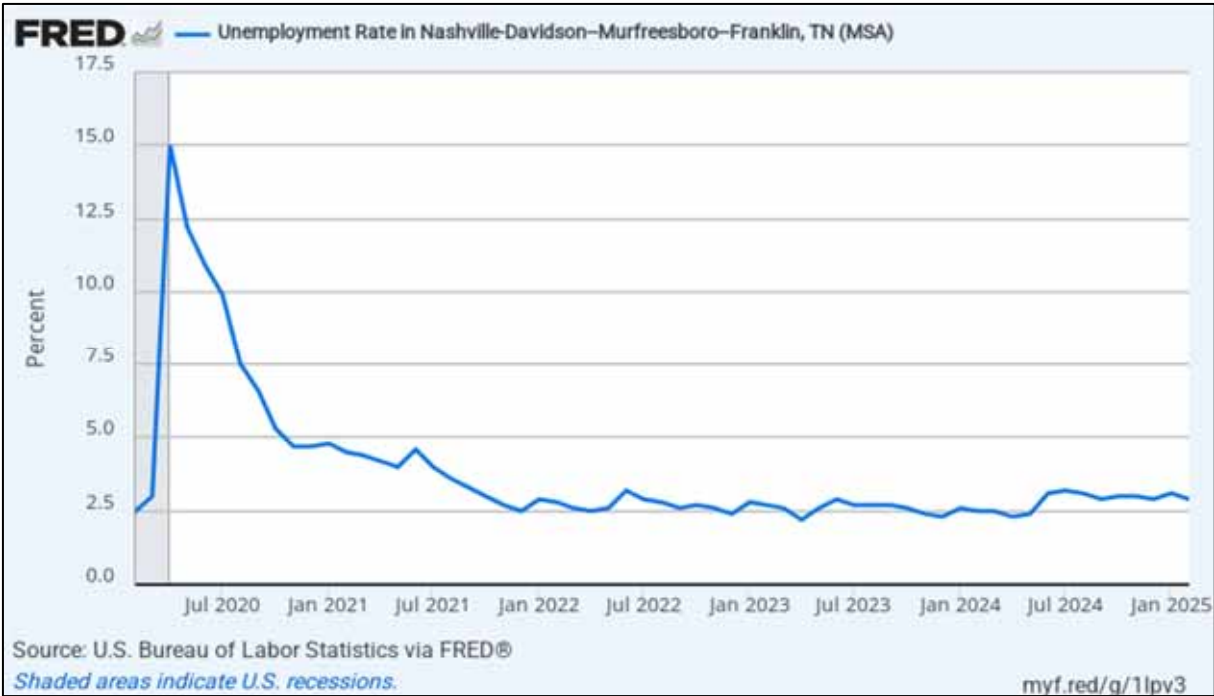
| FORTUNE 500/1000 COMPANIES RANKS |     |                                  | Source: Fortune, 2023 |  |
|----------------------------------|-----|----------------------------------|-----------------------|--|
| HCA Healthcare                   | 67  | Change Healthcare                | 815                   |  |
| Dollar General                   | 106 | Cracker Barrel Old Country Store | 871                   |  |
| Tractor Supply Co.               | 294 | Brookdale Senior Living          | 891                   |  |
| Community Health Systems         | 304 | Genesco                          | 931                   |  |
| Dalek US Holdings                | 346 | Acadia Healthcare                | 944                   |  |
| Yellow                           | 591 | Surgery Partners                 | 976                   |  |
| Louisiana-Pacific                | 645 |                                  |                       |  |

Source: 2023 Nashville Regional Economic Development Guide

As shown, Vanderbilt University/Hospital is by far the largest employer in the Nashville area. Tennessee has one of the nation’s lowest tax burdens for doing business compared to other regions in the county. As a result, the area is one of the nation’s best regions for companies relocating, expanding, and starting up.

Appraisal Report

Typically, a good indicator of positive and negative change within an area is the level of job growth or decline. The following table exhibits current and past unemployment rates as obtained from the Federal Reserve Economic Data (FRED).



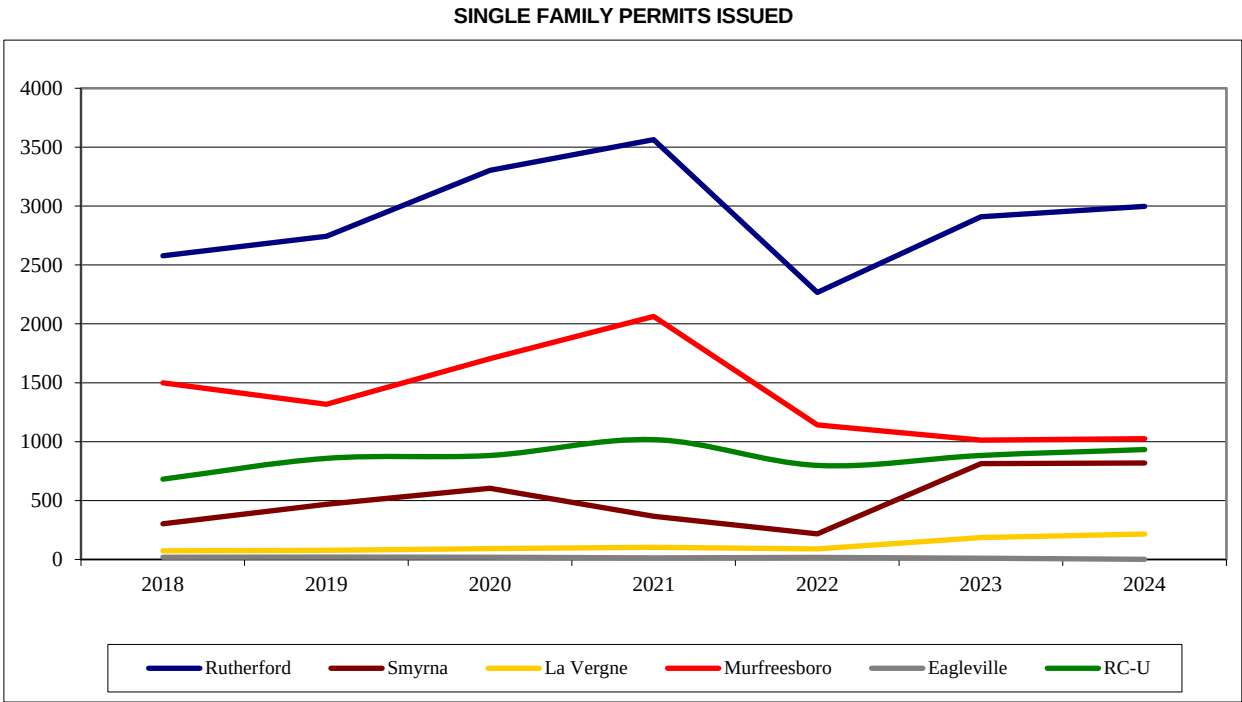
As of March 2025, the latest figures available through the Federal Reserve Economic Data (FRED), the Nashville MSA non-seasonally adjusted unemployment rate was 2.7%, which was less than the state average of 3.3% and lower than the national average rate of 4.2%. For the same period, Rutherford County reported an unemployment rate of 2.7%, with an estimated work force of 204,357.

Residential Growth:

Single-family subdivisions have recently been developed all over Rutherford County, a result of the strong demand for housing in the area. The following chart shows the number of building permits issued for single-family residences in Rutherford County (outside incorporated cities), along with in the cities of Eagleville, La Vergne, Murfreesboro and Smyrna since 2017.

| Single-Family Building Permits Issued |            |                   |           |            |              |        |
|---------------------------------------|------------|-------------------|-----------|------------|--------------|--------|
|                                       | Rutherford | RC Unincorporated | La Vergne | Eagleville | Murfreesboro | Smyrna |
| 2018                                  | 2,578      | 683               | 74        | 19         | 1,499        | 303    |
| 2019                                  | 2,744      | 859               | 78        | 21         | 1,317        | 469    |
| 2020                                  | 3,303      | 884               | 92        | 19         | 1,704        | 604    |
| 2021                                  | 3,565      | 1,018             | 103       | 13         | 2,064        | 367    |
| 2022                                  | 2,267      | 799               | 90        | 18         | 1,142        | 218    |
| 2023                                  | 2,909      | 884               | 186       | 11         | 1,014        | 814    |
| 2024                                  | 2,997      | 933               | 217       | 2          | 1,026        | 819    |
| Average                               | 2909       | 866               | 80        | 15         | 1395         | 513    |

Appraisal Report



Overall, in terms of residential growth in the subject’s competitive area, there appears to be low risk associated with residential development.

Potential Development

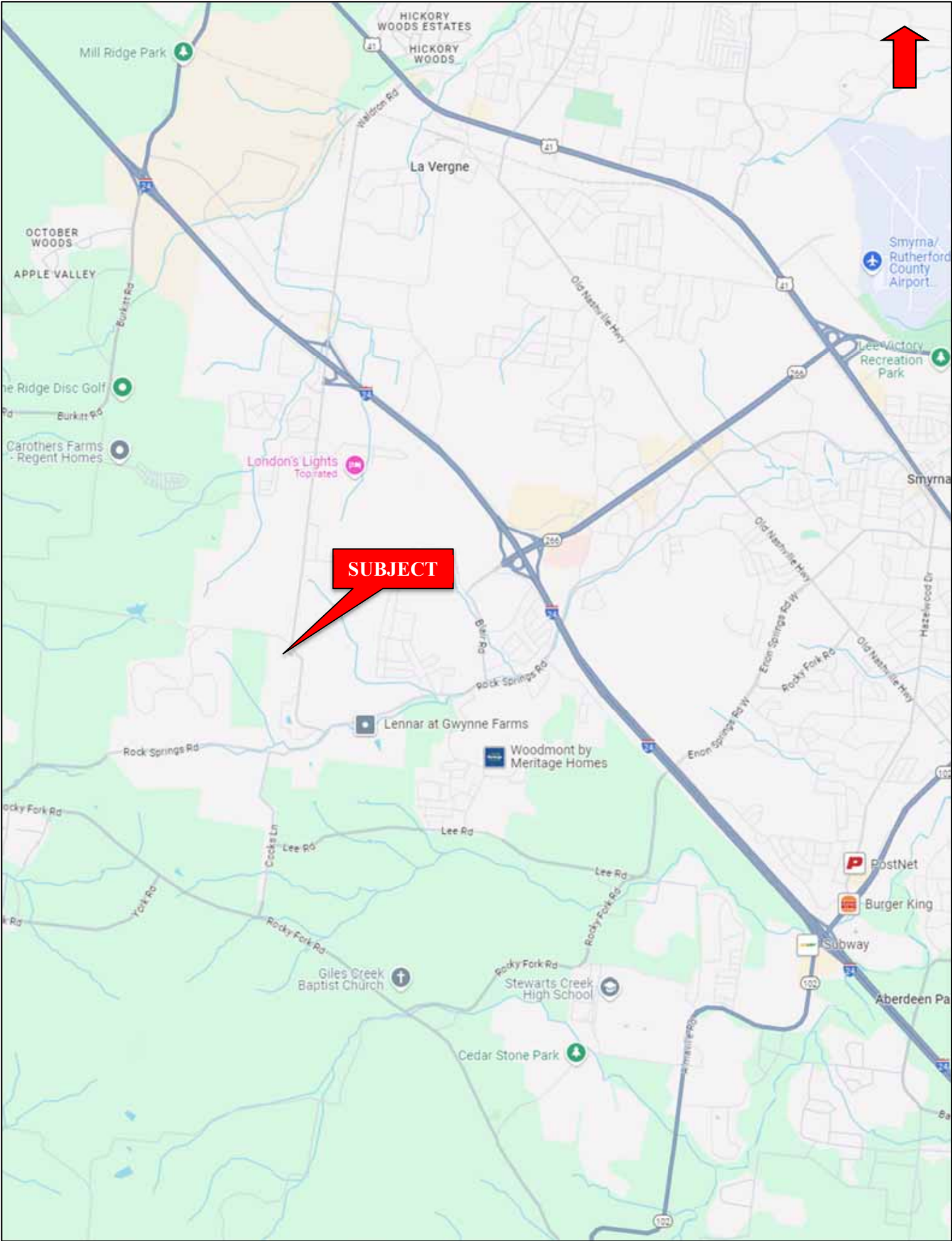
It is important to note that the proposed mixed-use development (Twinning Station) was recently announced for the subject property however is yet to be approved and still moving through the approval process as of the report date.

**Conclusion:** In conclusion, Rutherford County has experienced steady growth in terms of population, employment opportunities and housing units. The city is well positioned for continued economic growth based on its strategic location, the diverse economic base, pro-development government, the favorable business climate, and its increasingly sophisticated and expanding transportation network. As evidenced by the strong population growth and the new and proposed construction, the Rutherford County area continues to be an attractive area not only for residential communities, but also for hotel, office, and retail purposes. The area’s strong demographics and restrictive zoning provide assurance that managed growth will continue over the next several years. Therefore, given the decreasing supply of both lots and houses that exist in the neighborhood, and current economic conditions, continued growth is likely based on the improving economy and builder confidence in the Nashville area, including La Vergne, Smyrna, Murfreesboro, and Rutherford County.



Appraisal Report

NEIGHBORHOOD MAP



Appraisal Report

14. Highest and Best Use:

Highest and Best Use is defined by the Appraisal Institute as: “The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.” (Page 88, The Dictionary of Real Estate Appraisal, 7th Edition).

The definition indicates that there are two types of highest and best use. The first type is highest and best use of land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use. The highest and best use of an improved property will only be for another use when the value of the land as if vacant exceeds the value of the property as improved plus demolition costs.

Given the scope of the assignment, and the fact this report represents a Partial Acquisition appraisal, the highest and best use of the property “as improved” is not applicable. Consequently, the highest and best use of the subject property, “as though vacant”, is analyzed as follows.

“As Though Vacant”

Legally Permissible

As previously discussed in the Zoning Description section, the subject property is zoned R-1, Low Density Residential District. Permitted uses in the R-1 district include detached single-family dwellings, as well as “*Detached single family dwellings are permitted in the R-1 District, as well as prefabricated dwellings, and customary accessory buildings. Churches, public and private schools offering general education courses, public and semi-public recreational facilities, utility facilities, government buildings and community centers, home day-care, adult day-care homes, and cellular towers are permitted as special exceptions.*” Development in this district primarily consists of detached single-family residences on a minimum lot size of 15,000 square feet. The subject contains 1,310,633 SF and conforms to the current zoning requirements.

Physically Possible

The generally rectangular shaped subject tract contains a total land area of 30.088 acres, with a gently sloping terrain that is mainly clear. The property features ±1,289’ of frontage along the west side of Waldron Road and ±223’ along the south side of Lake Road comprising its eastern and northern boundaries. Public electricity, water, sewer, natural gas, and telephone are available to the subject property or in close proximity. Overall, the physical attributes of the property including location, topography, access, visibility, and availability of utilities allow for low-density residential development permitted by zoning. Based on the tract’s frontage, topography, and particularly its size and shape, utilization of the site with a low-density residential development is considered physically possible.

Financially Feasible

As previously stated in this report, the subject's surrounding uses include a mixture of single-family small to medium acreage home sites. Therefore, any of these type uses would conform to the existing development in the immediate neighborhood. In addition, current economic conditions and continued population growth in Rutherford County and the neighborhood, as evidenced by the multiple new residential subdivisions under development reflect a strong demand for single-family residential use, which is considered a financially feasible option at this time. Following close observation of the greater Nashville MSA real estate market throughout the recent period of aggressive growth and appreciation, then rising inflation and subsequent increased interest rates, the trend of growth appears to have peaked in the summer of 2022. Although prices appear to have more or less leveled off; a significant downturn in residential real estate in this market overall has yet to be seen. Accordingly, and considering all the preceding factors, development of the subject with one single-family residential dwelling represents a financially feasible use at this time.

Appraisal Report

Maximally Productive

Based on the subject’s zoning, physical characteristics, and healthy market conditions, the highest and best use of the subject property, as though vacant, is development with a low-density residential use, which maximizes the site’s development potential. The timing is now and the typical buyer would be a residential developer.

As Improved

This is a Partial Acquisition Appraisal Report, which only includes site improvements impacted by the acquisition. Therefore, the Highest and Best Use “As Improved” is not applicable.

15. Valuation

The typical and theoretical real estate appraisal includes three separate but interrelated preliminary approaches to value, which are correlated into a single final value conclusion. The preliminary approaches are summarized as follows:

- 1. The Cost Approach - based upon the estimated reproduction or replacement cost of the improvements less accrued depreciation plus land value.
- 2. The Sales Comparison Approach - a direct comparison of the property under appraisal with other similar properties which have sold.
- 3. The Income Capitalization Approach - a set of procedures in which an appraiser derives a value indication for income-producing property by converting anticipated benefits into property value. This conversion is generally accomplished using either direct capitalization or discounted cash flow analysis.

The subject consists of a residential property with existing residential improvements to be valued “As Though Vacant” according to the assignment parameters; therefore, the Cost Approach was not applicable. The Income Capitalization Approach was not considered to be an appropriate method of valuation for this property type and was not processed in this report. The Sales Comparison Approach was deemed the only appropriate to determine the market value of the subject tract and will be utilized in this report.

**The Sales Comparison Approach:** The Sales Comparison Approach is "The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison." (The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition).

The sales comparison approach relies on the principle of substitution, which implies that a prudent person will not pay more to buy a property than it will cost to buy a comparable substitute property. Based on its highest and best use, the subject tract represents a low-density residential development, located in the City of La Vergne, Rutherford County, TN. The following sales were identified from the local market as the best comparables relative to the subject property. Descriptions of each of the comparable sales is provided on the following pages.

Appraisal Report

|                                |                                                                                         |
|--------------------------------|-----------------------------------------------------------------------------------------|
| Sale No. 1                     | Rocky Fork Almaville Road                                                               |
| Street Address:                | Rocky Fork Almaville Road                                                               |
|                                | Smyrna, Rutherford County, TN 37167                                                     |
| Location:                      | Southwest side Rocky Fork Almaville Road; ±1.5 miles north of Almaville Rd              |
| Tax Map/Parcel:                | 054 / 08.05 & 19.00                                                                     |
| Grantor:                       | Blakeney Partners, GP                                                                   |
| Grantee:                       | EPCON Stewarts Creek, LLC                                                               |
| Date of Sale:                  | November 8, 2023                                                                        |
| Deed Reference:                | R2392/1392                                                                              |
| Sale Price:                    | \$3,575,000                                                                             |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                                       |
| Financing Terms:               | Cash to Seller                                                                          |
| Motivation/Conditions of Sale: | Typical/Assemblage                                                                      |
| Sale Verification:             | Robert Noyes (Seller representative) 1/17/2025 (410-294-1985)                           |
| Land Area (Acres):             | ±75.19 Acres (66.74 ac + 8.45 ac -- Deed)                                               |
| Land Area (SF):                | ±3,275,276 SF (Calculated)                                                              |
| Zoning:                        | PRD; Planned Residential District                                                       |
| Shape:                         | Irregular                                                                               |
| Topography:                    | 54/8.05: Level cleared terrain; 54/19.00: gradual to moderately sloping, heavily wooded |
| On-Site Improvements:          | None of value                                                                           |
| Utilities:                     | Water, sewer, electricity, telecommunications on site                                   |
| Adverse Easements:             | Typical utility easements                                                               |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$3,575,000/Lot |
|             | \$47,546/Acre   |
|             | \$1.09/SF       |

**Comments:** The transaction includes two (2) contiguous vacant land tracts located on the southwest side of Rocky Fork Almaville Road, roughly 1.5 miles north of Almaville Road in Smyrna, Rutherford County, TN. This two-parcel acquisition includes a fully-entitled property. The approved property features a moderately sloping mostly wooded 66.74-acre “L”-shaped tract and an adjacent ±8.45-acre triangular tract featuring a level, cleared topography. All necessary public utilities were available as of the transaction date. The combined 75.19-acre property has been approved for the Courtyards at Stewart Creek residential development.

Excavation and sitework was underway and vertical construction has begun on multiple residential lots, as of the inspection date 1/20/2025.

**Prior Transfers:** November 9, 2023, Warranty Deed: Keith Bryson, et ux to Blakeney Partners, GP of 68 acres of vacant land for a price of \$2,244,000 (\$33,000/acre), of record in Record Book 2392, Page 1389 (RORCT).

February 15, 2022, Warranty Deed: 28.84 acres sold from Lisa M. Moore, Trustee to Blakeney Partners, GP, price of \$1,787,500, of record in Record Book 2212, Page 3055, Correction Deed 2341/1563; (RORCT).



Appraisal Report

Sale 1 Aerial View



Sale 1 Photo (1/20/2025)



Appraisal Report

|                                |                                                                                                |
|--------------------------------|------------------------------------------------------------------------------------------------|
| Sale No. 2                     | Blair Road @ Waldron Road                                                                      |
| Street Address:                | Blair Road @ Waldron Road                                                                      |
|                                | La Vergne, Rutherford County, TN 37086                                                         |
| Location:                      | Southeast corner of Blair Road @ Waldron Road                                                  |
| Tax Map/Parcel:                | 032-004.00                                                                                     |
| Grantor:                       | BRS Land II, LLC                                                                               |
| Grantee:                       | Hon Blair and Waldron, LLC                                                                     |
| Date of Sale:                  | January 18, 2024                                                                               |
| Deed Reference:                | Deed Book 2407, Page 2027                                                                      |
| Sale Price:                    | \$812,175                                                                                      |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                                              |
| Financing Terms:               | Cash to Seller                                                                                 |
| Motivation/Conditions of Sale: | Typical                                                                                        |
| Sale Verification:             | Seller, Public Records                                                                         |
| Land Area (Acres):             | ±10.829 Acres (Deed)                                                                           |
| Land Area (SF):                | ±471,703 SF (Deed)                                                                             |
| Zoning:                        | R-1 (Low Density Residential)                                                                  |
| Shape:                         | Rectangular                                                                                    |
| Topography:                    | Level to sloping upward from southern boundary; Mainly clear, scattered trees along boundaries |
| On-Site Improvements:          | None of contributing value                                                                     |
| Utilities:                     | All available                                                                                  |
| Adverse Easements:             | Typical utility easements/setbacks                                                             |

Unit Price: \$812,175/Lot  
\$75,000/Acre  
\$1.72/SF

Comments:

This slightly rectangular shaped tract is located on the southeast corner of Waldron Road at Blair Road in La Vergne, Rutherford County, TN. The property has excellent visibility from it’s ±686’ of frontage along Waldron Road and ±624’ of frontage along Blair Road. No floodplain issues affect the site. The property is gently sloping and mainly clear with a few patches of trees along the boundaries. The property is currently being marketed for its potential for commercial development. The site remains undeveloped as of the date of this appraisal report.

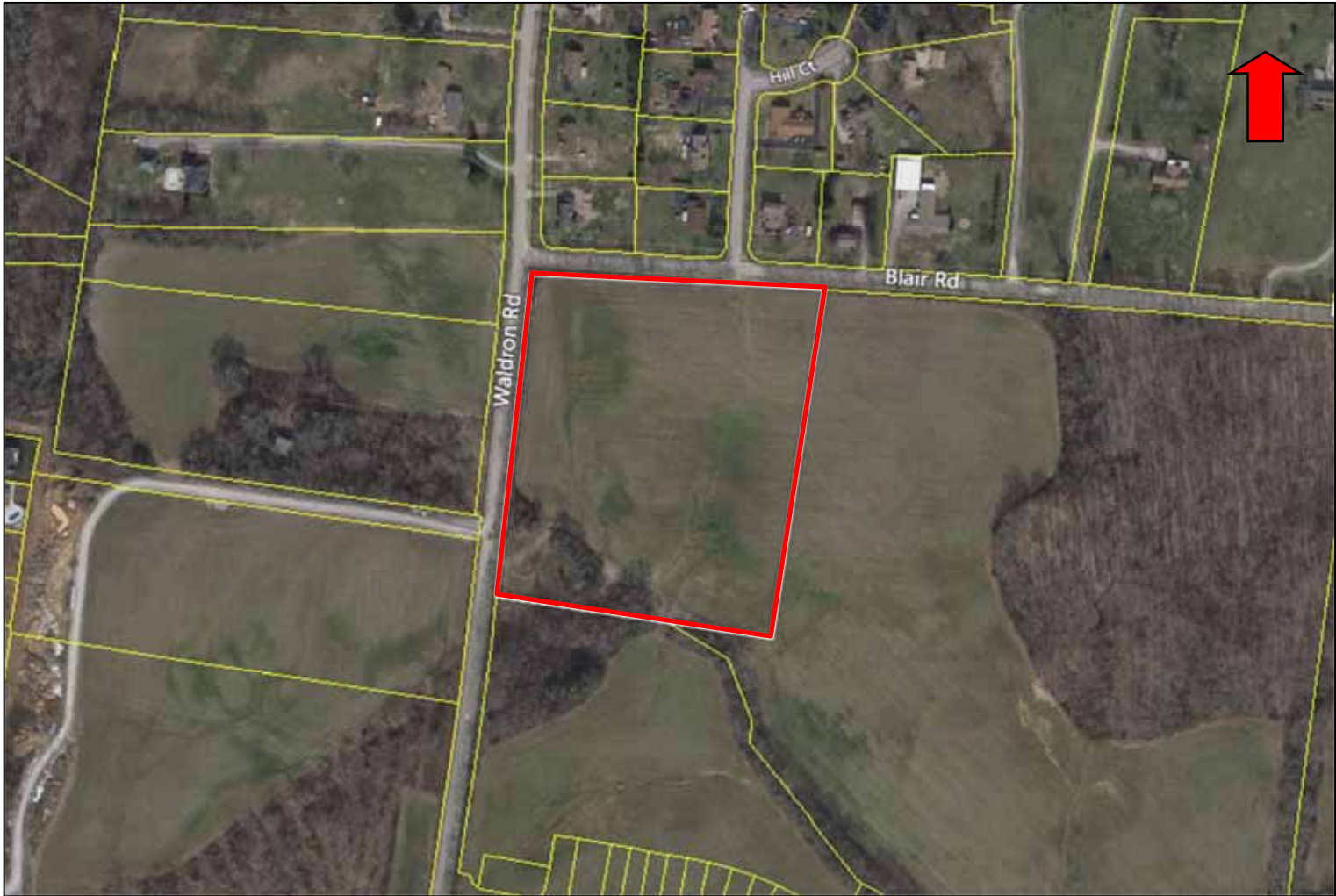
Prior Transfers:

October 12, 2023 - \$250,000 – Special Warranty Deed - Deed Book 2384 Page 3139  
October 11, 2023 - \$0 – Special Warranty Deed – Deed Book 2384 Page 3148  
January 13, 2022 - \$0 – Quitclaim Deed – Deed Book 2195 Page 1040  
December 22, 2021 - \$0 – Quitclaim Deed – Deed Book 2192 Page 1839  
August 16, 2021 - \$0 – Quitclaim Deed – Deed Book 2127 Page 2376



Appraisal Report

Sale 2 Aerial View



Sale 2 Photo (2/13/2025)



Appraisal Report

|                                |                                                                               |
|--------------------------------|-------------------------------------------------------------------------------|
| Sale No. 3                     | Cooks Lane                                                                    |
| Street Address:                | Cooks Lane                                                                    |
|                                | Smyrna, Rutherford County, TN 37167                                           |
| Location:                      | East side of Cooks Lane; ±0.21 acres south of Rock Springs Road at Cooks Lane |
| Tax Map/Parcel:                | 051-003.00                                                                    |
| Grantor:                       | Margie Lynn Naron Dugger, Trustee of the Naron Family Trust                   |
| Grantee:                       | Century Communities of Tennessee, LLC                                         |
| Date of Sale:                  | May 7, 2025                                                                   |
| Deed Reference:                | Deed Book 2534, Page 2690                                                     |
| Sale Price:                    | \$4,550,000                                                                   |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                             |
| Financing Terms:               | Cash to Seller                                                                |
| Motivation/Conditions of Sale: | Typical                                                                       |
| Sale Verification:             | Tim Pennington (Listing Agent) 615-496-8326                                   |
| Land Area (Acres):             | ±46.69 Acres (Calculated)                                                     |
| Land Area (SF):                | ±2,033,908 SF (Deed)                                                          |
| Zoning:                        | PRD (Planned Residential Development)                                         |
| Shape:                         | Irregular                                                                     |
| Topography:                    | Level to moderately rolling, Partially wooded                                 |
| On-Site Improvements:          | None of contributing value                                                    |
| Utilities:                     | Water, electricity, telecommunications                                        |
| Adverse Easements:             | None.                                                                         |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$4,550,000/Lot |
|             | \$97,451/Acre   |
|             | \$2.24/SF       |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>This irregularly shaped tract is located on the east side of Cook Lane, approximately 0.21 acres south of Cooks Lane at Rock Springs Road in Smyrna, Rutherford County, TN. The property benefits from excellent road frontage along Cook Lane. The lot is rolling and partially wooded and no floodplain issues impact the site. The property is currently zoned PRD (Planned Residential Development) and according to the listing agent, is expected to be developed with a ±146 lot residential subdivision.</p> <p>No development had begun as of the inspection date of 5/26/2025.</p> |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                  |                                                                    |
|------------------|--------------------------------------------------------------------|
| Prior Transfers: | January 18, 2021 – Affidavit - \$0 – Deed Book 2025 Page 1386      |
|                  | January 12, 2021 – Quitclaim Deed - \$0 – Deed Book 2025 Page 1392 |



Appraisal Report

Sale 3 Aerial View



Sale 3 Photo (5/26/2025)



Appraisal Report

|                                |                                                                                           |
|--------------------------------|-------------------------------------------------------------------------------------------|
| Sale No. 4                     | 6016 Eugene Drive                                                                         |
| Street Address:                | 6016 Eugene Drive                                                                         |
|                                | Smyrna, Rutherford County, TN 37167                                                       |
| Location:                      | North side of the cul-de-sac on Eugene Drive; Adjacent east to Potts Crossing subdivision |
| Tax Map/Parcel:                | 032-005.07                                                                                |
| Grantor:                       | Hollingshead Land LLC                                                                     |
| Grantee:                       | Forestar (USA) Real Estate Group, Inc.                                                    |
| Date of Sale:                  | August 13, 2024                                                                           |
| Deed Reference:                | Deed Book 2462 Pg. 1054                                                                   |
| Sale Price:                    | \$1,365,000                                                                               |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                                         |
| Financing Terms:               | Cash to Seller                                                                            |
| Motivation/Conditions of Sale: | Typical                                                                                   |
| Sale Verification:             | Grantee, Public Records                                                                   |
| Land Area (Acres):             | ±20.840 Acres (Deed)                                                                      |
| Land Area (SF):                | ±907,790 SF (Calculated)                                                                  |
| Zoning:                        | R-1 (Low Density Residential)                                                             |
| Shape:                         | Rectangular-Pan                                                                           |
| Topography:                    | Rolling, Mainly Wooded                                                                    |
| On-Site Improvements:          | None                                                                                      |
| Utilities:                     | All Available                                                                             |
| Adverse Easements:             | Typical utility easements/setbacks                                                        |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$1,365,000/Lot |
|             | \$65,499/Acre   |
|             | \$1.50/SF       |

**Comments:** This rectangular -pan shaped tract is located ±0.5 miles north of Rock Springs Road, adjacent east to the Pott’s Crossing subdivision in Smyrna, Rutherford County, TN. The property has a rolling, mainly wooded terrain and no flood issues impact this site. The site was purchased for the development of the Pottsvview subdivision containing 39 lots, reflecting a density of 1.87 units per acre.

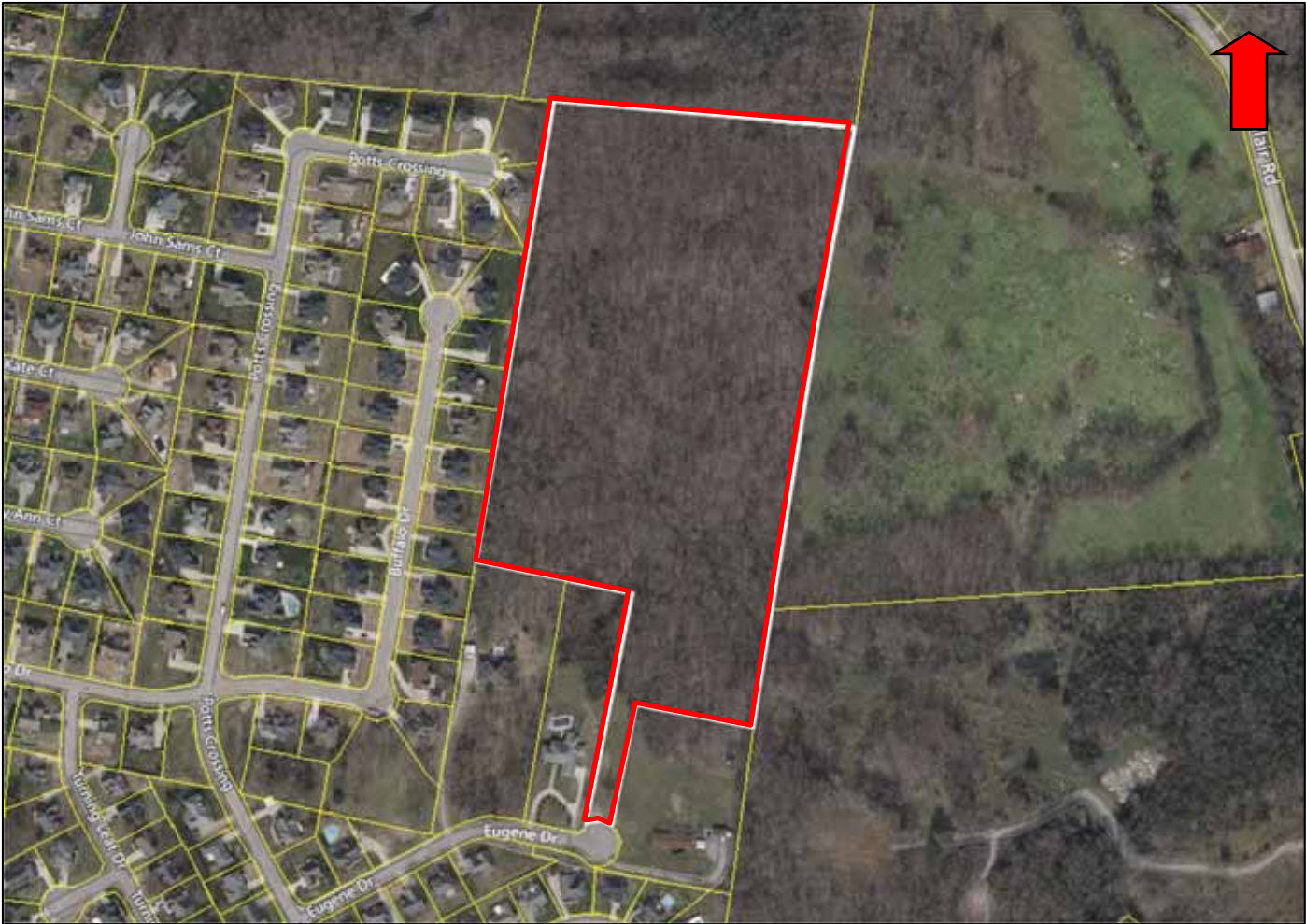
Excavation and site work was underway as of the inspection date (2/25/2025)

**Prior Transfers:** October 25, 2022 - \$0 – Quitclaim Deed – Deed Book 2293 Page 2731



Appraisal Report

Sale 4 Aerial View



Sale 4 Photo (2/25/2025)



Appraisal Report

|                                |                                                                              |
|--------------------------------|------------------------------------------------------------------------------|
| Sale No. 5                     | 8613 Rocky Fork Almaville Road                                               |
| Street Address:                | 8613 Rocky Fork Almaville Road                                               |
|                                | Smyrna, Rutherford County, TN 37167                                          |
| Location:                      | West side Rocky Fork Almaville Road; 1.1 miles north of Almaville Road       |
| Tax Map/Parcel:                | 054 / 44.00                                                                  |
| Grantor:                       | Michelle A. Elmore, Individually and as Executor of Estate of Ronald E. Reed |
| Grantee:                       | Tuckers Point Ventures, GP                                                   |
| Date of Sale:                  | December 16, 2024                                                            |
| Deed Reference:                | R2497/1169                                                                   |
| Sale Price:                    | \$1,450,000                                                                  |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                            |
| Financing Terms:               | Cash to Seller                                                               |
| Motivation/Conditions of Sale: | Typical/Assemblage                                                           |
| Sale Verification:             | Robert Noyes (Buyer representative) 1/17/2025 (410-294-1985)                 |
| Land Area (Acres):             | ±18.429 Acres (Deed Book 2497/3050)                                          |
| Land Area (SF):                | ±802,771 SF (Deed)                                                           |
| Zoning:                        | PRD, Planned Residential District                                            |
| Shape:                         | Rectangular                                                                  |
| Topography:                    | Level at road grade to moderately sloping up from east to west               |
| On-Site Improvements:          | 1,915 SF residence built in ±1900                                            |
| Utilities:                     | Water, sewer, electricity, telecommunications on site                        |
| Adverse Easements:             | Typical utility and drainage easements;                                      |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$1,450,000/Lot |
|             | \$78,680/Acre   |
|             | \$1.81/SF       |

**Comments:** This rectangular tract is located ±4.9 miles south of Lake Road in Smyrna, Rutherford County, TN. The property has good visibility from its 286 feet of road frontage, 235 feet of which is accessible. The property consists of a mostly wooded, level to sloping parcel, which wraps around two (2) family cemeteries. The property was purchased as part of a 2-parcel ±38.82-acre assemblage for the development of the 91-unit Tucker’s Point residential subdivision comprised of 59 single-family lots and 32 townhome lots. Existing improvements did not add significant value to the sale price according to the buyer and will be razed.

No excavation or sitework was underway as of the inspection date of 1/20/2025.

**Prior Transfers:** April 12, 2024, Correction Deed; Monika McCurdy (fka Monika Reed) to Ronald E. Reed for \$0.00, of record in Record Book 2497, Page 3050; (RORCT)



Appraisal Report

Sale 5 Aerial Map



Sale 5 Photo (1/20/2025)



Appraisal Report

|                                |                                                                          |
|--------------------------------|--------------------------------------------------------------------------|
| Sale No. 6                     | Williamsport Drive                                                       |
| Street Address:                | Williamsport Drive                                                       |
|                                | Smyrna, Rutherford County, TN 37167                                      |
| Location:                      | SW of Old Nashville Hwy between Enon Springs Rd West and Rock Springs Rd |
| Tax Map/Parcel:                | 028 / 103.01                                                             |
| Grantor:                       | Brinkland Builders, LLC                                                  |
| Grantee:                       | Williamsport, LLC                                                        |
| Date of Sale:                  | October 15, 2024                                                         |
| Deed Reference:                | R2480/3154                                                               |
| Sale Price:                    | \$2,600,000                                                              |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                        |
| Financing Terms:               | Cash to Seller                                                           |
| Motivation/Conditions of Sale: | Typical/None                                                             |
| Sale Verification:             | Terry Rassmusen (Seller) 1/20/2025; 615-840-2553                         |
| Land Area (Acres):             | ±43.03 Acres (Deed)                                                      |
| Land Area (SF):                | ±1,874,387 SF (Calculated)                                               |
| Zoning:                        | R-3, Medium Density Residential                                          |
| Shape:                         | Irregular rectangle                                                      |
| Lot Dimensions:                | Irregular                                                                |
| Topography:                    | Gradually to moderately sloping                                          |
| On-Site Improvements:          | None                                                                     |
| Utilities:                     | Water, sewer, electricity, gas, telecommunications on site               |
| Adverse Easements:             | Typical utility easements                                                |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$2,600,000/Lot |
|             | \$60,423/Acre   |
|             | \$1.39/SF       |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>This property is surrounded by existing residential subdivisions between Rock Springs Road and Enon Springs Road West in Smyrna, Rutherford County, TN. Although access is provided by three stubbed-out streets including Williamsport Drive (two access points) and Bonifary Drive, the tract has limited visibility, as it has no frontage on a main roadway. The tract features a heavily wooded and moderately sloping terrain. A residential subdivision known as Estates at Williamsport has been recently approved for the property. The Seller contracted this property at a price of \$1,900,000 and after obtaining all entitlements and approvals simultaneously sold the same property for a price of \$2,600,000.</p> |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Excavation and sitework had not begun as of the inspection date of 1/20/2025.

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prior Transfers: | <p>October 15, 2024, Warranty Deed: Syndicate Properties, LLC to Brinkland Builders, LLC for \$1,900,000, of record in Record Book 2480, Page 2284, RORCT.</p> <p>July 29, 2022, Quitclaim Deed: Kevin N. Tolleson to Syndicate Properties, LLC for \$0.00 consideration, of record in Record Book 2268, Page 2871, RORCT.</p> <p>April 8, 2022, Warranty Deed: James Aubrey Tune, Jr., et al to Kevin N. Tolleson for \$1,133,000, of record in Record Book 2231, Page 2353, RORCT.</p> |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



An aerial photograph of a residential neighborhood with a grid of streets. A large, irregularly shaped parcel of land is highlighted with a thick red outline. The parcel is located in the center-left of the image, adjacent to a wooded area. Surrounding streets include Saint Francis Ave, William Post Dr, and Saint Martin Ln. Other visible streets include Fellers Ln, Decherd Ln, and Saint Francis Ave. The map shows a mix of developed lots and undeveloped land.

A photograph of a wooded area during autumn. The ground is covered in a thick layer of fallen brown leaves. In the foreground, a concrete path or driveway is visible. The background is filled with many bare trees, their branches reaching upwards. A house is partially visible in the distance on the right side of the image.



Appraisal Report

|                                |                                                                                  |
|--------------------------------|----------------------------------------------------------------------------------|
| Sale No. 7                     | Rock Springs Road                                                                |
| Street Address:                | Rock Springs Road                                                                |
|                                | Smyrna, Rutherford County, TN 37167                                              |
| Location:                      | South side of Rock Springs Road; ±750’ east of Rutherford/Williamson County line |
| Tax Map/Parcel:                | 031-001.04                                                                       |
| Grantor:                       | Patricia & William Mathis                                                        |
| Grantee:                       | Annabel Acres LLC                                                                |
| Date of Sale:                  | February 6 <sup>th</sup> , 2025                                                  |
| Deed Reference:                | 2509/1928                                                                        |
| Sale Price:                    | \$2,035,000                                                                      |
| Property Rights Conveyed:      | Fee Simple Estate at Arm’s Length                                                |
| Financing Terms:               | Cash to Seller                                                                   |
| Motivation/Conditions of Sale: | Typical                                                                          |
| Sale Verification:             | Warranty Deed/Public Records                                                     |
| Land Area (Acres):             | ±37.16 Acres (Deed)                                                              |
| Land Area (SF):                | ±1,618,690 SF (Calculated)                                                       |
| Zoning:                        | R-1 (Low Density Residential)                                                    |
| Shape:                         | Irregular rectangle                                                              |
| Topography:                    | Rolling with scattered trees                                                     |
| On-Site Improvements:          | None of contributing value                                                       |
| Utilities:                     | All available                                                                    |
| Adverse Easements:             | Typical utility easements                                                        |

|             |                 |
|-------------|-----------------|
| Unit Price: | \$2,035,000/Lot |
|             | \$54,763/Acre   |
|             | \$1.26/SF       |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Comments: | <p>This irregular-shaped property is located along Rock Springs Road, roughly 750’ east of the Rutherford/Williamson County lines in Smyrna, TN. The property currently does not have an established vehicular access point but is accessible via the adjacent east tract. The lot features excellent road frontage along Rock Springs Road and has a rolling terrain with scattered trees. According to the Town of Smyrna, the property is currently zoned R-1 (Low Density Residential) and is yet to be approved for a larger development. No floodplain issues impact the site.</p> |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                  |                                                                      |
|------------------|----------------------------------------------------------------------|
| Prior Transfers: | February 6, 2025 – Quitclaim Deed - \$0 – Record Book 2509 Page 2684 |
|------------------|----------------------------------------------------------------------|

Appraisal Report

Sale 7 Aerial Map

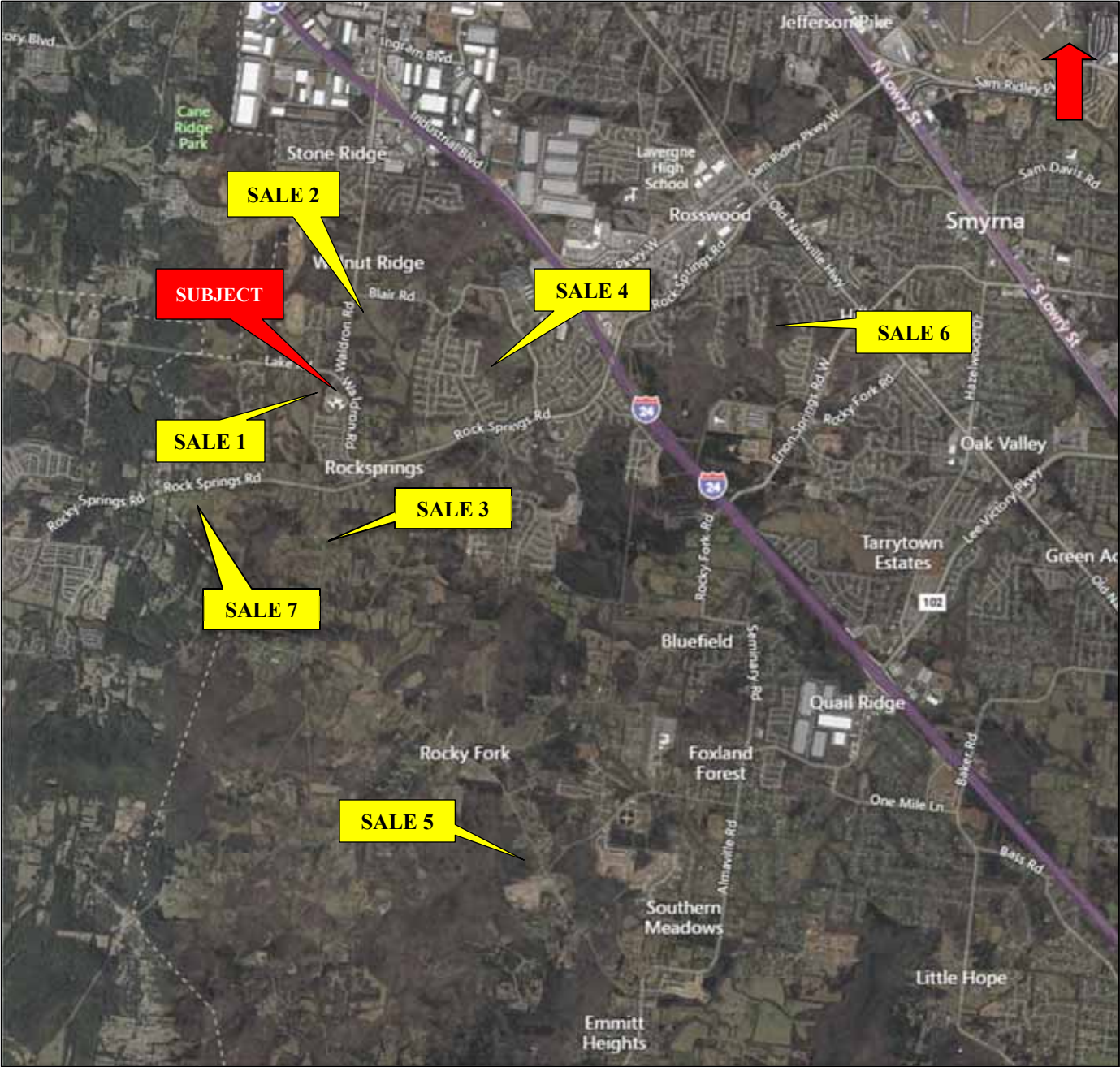


Sale 7 Photo (5/26/2025)





## MAP OF COMPARABLE LAND SALES



## **SUMMARY OF COMPARABLE LAND SALES**

| No. | Date       | Address                       | Zone | Size-Ac. | Size-SF   | Lot Price   | \$ Per Ac. | \$ Per SF |
|-----|------------|-------------------------------|------|----------|-----------|-------------|------------|-----------|
| 1   | 11/8/2023  | Rocky Fork Almaville Rd.      | PRD  | 75.190   | 3,275,276 | \$3,575,000 | \$47,546   | \$1.09    |
| 2   | 1/18/2024  | Blair Road @ Waldron Rd.      | R-1  | 10.829   | 471,703   | \$812,175   | \$75,000   | \$1.72    |
| 3   | 5/7/2025   | Cooks Ln.                     | PRD  | 46.690   | 2,033,908 | \$4,550,000 | \$97,451   | \$2.24    |
| 4   | 8/13/2024  | 6016 Eugene Dr.               | R-1  | 20.840   | 907,790   | \$1,365,000 | \$65,499   | \$1.50    |
| 5   | 12/16/2024 | 8613 Rocky Fork Almaville Rd. | PRD  | 18.429   | 802,711   | \$1,450,000 | \$78,680   | \$1.81    |
| 6   | 10/15/2024 | Williamsport Dr.              | R-3  | 43.030   | 1,874,387 | \$2,600,000 | \$60,423   | \$1.39    |
| 7   | 2/6/2025   | Rock Springs Rd.              | R-1  | 37.160   | 1,618,690 | \$2,035,000 | \$54,763   | \$1.26    |

## Measures of Central Tendency

|                          |        |           |             |          |        |
|--------------------------|--------|-----------|-------------|----------|--------|
| Mean                     | 36.024 | 1,569,209 | \$2,341,025 | \$68,480 | \$1.57 |
| Median                   | 37.160 | 1,618,690 | \$2,035,000 | \$65,499 | \$1.50 |
| Maximum                  | 75.190 | 3,275,276 | \$4,550,000 | \$97,451 | \$2.24 |
| Minimum                  | 10.829 | 471,703   | \$812,175   | \$47,546 | \$1.09 |
| Standard Deviation       |        |           | \$1,332,098 | \$16,763 | \$0.39 |
| Coeffecient of Variation |        |           | 56.9%       | 24.5%    | 24.5%  |

|                                            |                                              |                           |
|--------------------------------------------|----------------------------------------------|---------------------------|
| Project Name: <u>Waldron Road Widening</u> | Project #: <u>24-01273</u>                   | Tract ID: <u>Tract 37</u> |
| County/State: <u>Rutherford/Tennessee</u>  | Name of Appraiser: <u>Ted A. Boozer, MAI</u> |                           |

Appraisal Report

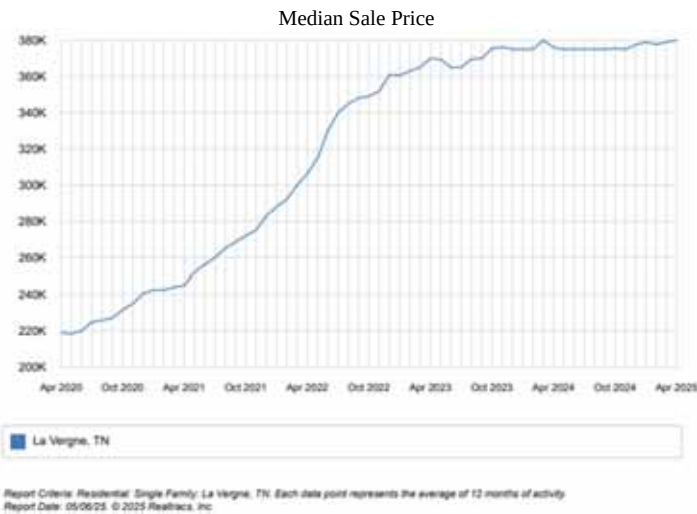
**Comparative Analysis:** The subject was compared to seven (7) comparable land sales in the Rutherford County market. In this area, the most widely accepted method of valuing larger residential lots is price per acre or price per square foot basis. For valuation purposes, both the per acre price and per SF price were selected units of measurement. The cash-equivalent unit prices generated from the seven comparable sales range from \$47,546/acre to \$97,451/acre, with an average unit price of \$68,480/acre and a median unit price of \$65,499/acre. On a per SF basis, the sales range from \$1.09/SF to \$2.24/SF with an average SF price of \$1.57/SF and a median SF price of \$1.50/SF.

The sales were compared to the subject based on property rights conveyed, financing, sale conditions, market conditions, and physical characteristics. To the best of my knowledge, all the sales represented arms-length transactions, which included the fee simple estate property rights. In addition, all the sales were cash to seller conveyances, whereby financing was not a factor in the sales price. To our knowledge, there were no unusual sale conditions involved in any of the transactions.

**Market Conditions:** All the sales have occurred within the past few years and represent some of the most recent sales of residential lots deemed similar to the subject in the area. Significant investment throughout the greater Nashville and middle-Tennessee area over the past several years has fueled rapid appreciation and fundamentals (excluding turbulence directly attributed to COVID-19) have been reflective of a strong market. However, the recent trend of rising inflation and the most recent changes in increased interest rates appear to have begun cooling down buyer sentiment in the residential and commercial real estate markets. Following close observation of the greater Nashville MSA real estate market throughout the recent period of aggressive growth and appreciation, then rising inflation and subsequent increased interest rates, the trend of growth appears to have peaked in the summer of 2022. Values have since appeared to have more or less leveled off; with a slower growth rate over the past 12-18 months. In order to quantify market conditions for residential properties in the subject area, we analyzed residential sales in terms of sale prices and price-per-SF, as shown in the following table and graphs:

City of La Vergne Residential Dwelling Sales

| Time Period | Median Price/SF | YOY Growth | Median Sale Price | YOY Growth |
|-------------|-----------------|------------|-------------------|------------|
| 4/2021      | \$157           | -          | \$245,000         | -          |
| 4/2022      | \$198           | 26.11%     | \$306,300         | 25.02%     |
| 4/2023      | \$212           | 7.07%      | \$369,900         | 20.76%     |
| 4/2024      | \$214           | 0.94%      | \$375,900         | 1.62%      |
| 4/2025      | \$215           | 0.47%      | \$379,995         | 1.09%      |



Note: Graphs depict rolling data points to illustrate market trends.

For additional support, we have included the following recent, proximate land sales that were subsequently resold:

| Property              | Sale Date | Sale Price | Resale Date | Resale Price | Total % Δ | # Months | % Δ / Month |
|-----------------------|-----------|------------|-------------|--------------|-----------|----------|-------------|
| 0 Pettus Rd.          | 1/24/2022 | \$175,000  | 11/21/2023  | \$200,000    | 14.29%    | ±22      | ±0.65%      |
| 249 Old Nashville Hwy | 3/4/2022  | \$350,000  | 2/27/2024   | \$420,000    | 20.00%    | ±23      | ±0.87%      |

Appraisal Report

Based on the preceding analysis and the dates of the respective transactions, with most emphasis on the most recent resale in 2024, the sales will consequently be adjusted on an annual growth rate of 9.60% per year, or 0.80% per month, which is considered reasonable based on the above data. These adjustments will be applied to the sales for changes in market conditions, from the effective date of this report. The adjusted unit values are shown below.

| Category               | Sale 1      | Sale 2    | Sale 3      | Sale 4      | Sale 5      | Sale 6      | Sale 7      |
|------------------------|-------------|-----------|-------------|-------------|-------------|-------------|-------------|
| Sale Date:             | 11/8/2023   | 1/18/2024 | 5/7/20205   | 8/13/2024   | 12/16/2024  | 10/15/2024  | 2/6/2025    |
| Sale Price :           | \$3,575,000 | \$812,175 | \$4,550,000 | \$1,365,000 | \$1,450,000 | \$2,600,000 | \$2,035,000 |
| Size (Ac.):            | 75.190      | 10.829    | 46.690      | 20.840      | 18.429      | 43.030      | 37.160      |
| Sale Price/Acre:       | \$47,546    | \$75,000  | \$97,451    | \$65,499    | \$78,680    | \$60,423    | \$54,763    |
| Size (SF):             | 3,275,276   | 471,703   | 2,033,908   | 907,790     | 802,711     | 1,874,387   | 1,618,690   |
| Sale Price/SF:         | \$1.09      | \$1.72    | \$2.24      | \$1.50      | \$1.81      | \$1.39      | \$1.26      |
| No. of Months:         | 17          | 15        | 0           | 8           | 4           | 6           | 3           |
| Mkt. Cond. Adjustment: | 13.60%      | 12.00%    | 0.00%       | 6.40%       | 3.20%       | 4.80%       | 2.40%       |
| Adjusted Price/Lot:    | \$4,061,200 | \$909,636 | \$4,550,000 | \$1,452,360 | \$1,496,400 | \$2,724,800 | \$2,083,840 |
| Adjusted Price/Acre:   | \$54,013    | \$84,000  | \$97,451    | \$69,691    | \$81,198    | \$63,323    | \$56,078    |
| Adjusted Price/SF:     | \$1.24      | \$1.93    | \$2.24      | \$1.60      | \$1.86      | \$1.45      | \$1.29      |

**Market Data Analysis:** The seven (7) comparable sales have adjusted prices ranging from \$54,013/acre to \$97,451/acre, with an average unit price of \$72,251/acre; a median unit price of \$69,691/acre; a Coefficient of Variation (CV) of 22.13% and Standard Deviation (SD) of \$15,988/acre. On a \$/SF basis, the comparables have adjusted prices ranging from \$1.24/SF to \$2.24/SF, with an average of \$1.66/SF; a median of \$1.60/SF; a CV of 22.13% and a SD of \$0.37/SF. The comparables’ indicated unit prices form a generally narrow range, as evidenced by the reasonably low CV, which is the ratio of the SD to the Mean unit price. Low CV and SD are indications the market data are clustered tightly around the mean and represent consistent and reliable data. There is insufficient market data available to form accurate and reliable quantitative adjustments to the sales.

**Qualitative Analysis:** The majority of comparable sales were purchased for the immediate or future single residential home site utilization, consistent with the highest and best use characteristics of the subject tract.

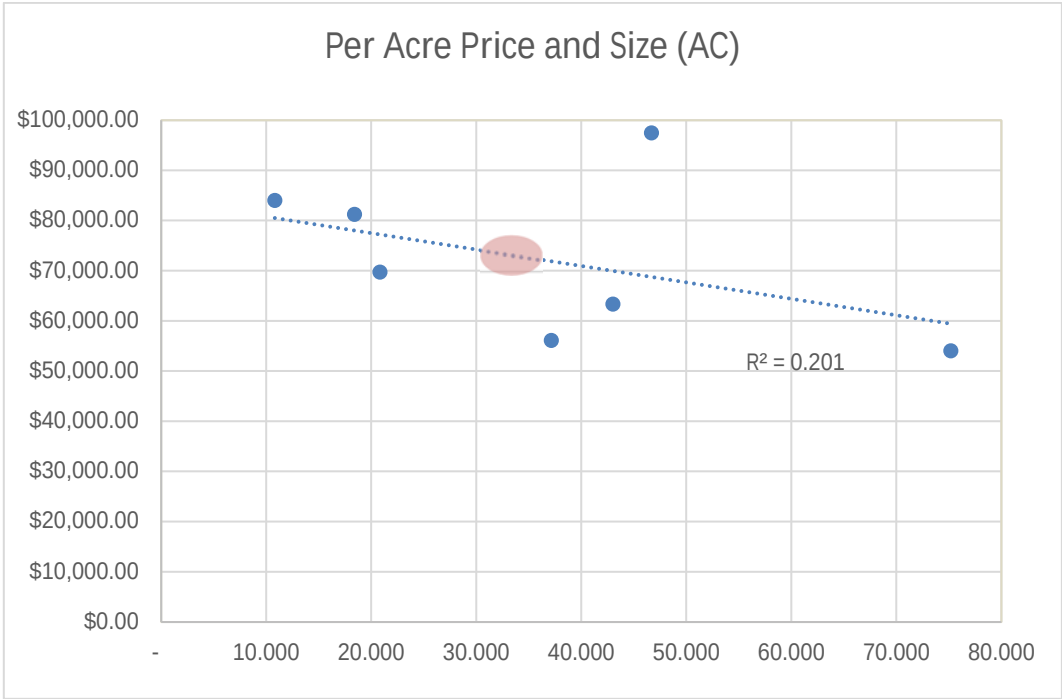
**Location:** The subject is located roughly 2.0 miles south of I-24 in La Vergne, Rutherford County, TN. The subject is within ±5.0 miles of all the comparables. The available market data does not provide sufficient evidence to support quantitative adjustments for locational differences.

**Utilities:** The subject and comparable sales’ availability of public utilities are considered similar, as they are either already on-site, directly available or located nearby. No adjustments are required for difference in available utilities.

**Zoning/Development Density:** The subject and Sales 2, 4, & 7 are zoned R-1 (Low-Density Residential), which allows single-family detached residential uses with a 15,000 SF minimum lot size. Sale 1, 3, & 5 are zoned PRD (Planned Residential Development) and Sale 6 is zoned R-3 (Medium Density Residential). The subject and all the comparable sales have zoning that allows for single-family residential development. Consequently, no discernable difference can be attributed to zoning.

Appraisal Report

**Size:** The subject lot contains 30.088 acres (1,310,633 SF) and aligns well with the size range formed by the comparables of 10.829 to 75.190 acres (471,703 to 3,275,276 SF) with an average size of 36.024 acres (1,569,209 SF). Similar to the subject, all sales are of size conducive for residential use. Typically, a larger lot in this size range would sell for a lower per acre unit price. The linear regression chart below depicts this relationship. As shown on the chart, the 30.088-acre subject lot would fall somewhere between \$60,000 and \$80,000 per acre, all things being equal.



**Topography/Shape:** The subject has a generally rectangular shape, with a gently sloping, partially wooded terrain. The topography and shape of the comparable sales are suitable for residential utilization and generally viewed as similar to the subject, which is taken into consideration in the final valuation conclusion.

**Conclusion of Unit Value:** In conclusion, the comparables included in this analysis provide a reasonable range from which to estimate the subject market value. The seven comparable sales range from \$54,013/acre to \$97,451/acre, with an average of \$72,251/acre and a median of \$69,691/acre. The sales also have an adjusted range from \$1.24/SF to \$2.24/SF, with an average unit price of \$1.66/SF and a median unit price of \$1.60/SF. With all pertinent factors considered, due to their similarities in size, location, and development potential, most emphasis was placed on Sale 4 (\$69,691/acre) and Sale 5 (\$81,198/acre), the market value was concluded to be **\$75,000/acre** for the 30.088-acre subject property. The market value estimate is as follows:

| Estimated Market Value of Land: |                    |
|---------------------------------|--------------------|
| 30.088 acres @ \$75,000/acre =  | \$2,256,600        |
| <b>Rounded to:</b>              | <b>\$2,260,000</b> |

Therefore, based on the subject’s land size of 1,310,633 SF, the indicated unit value equals **\$1.72/SF**, which is well-supported by the comparable market data and relied upon in this analysis. The market value estimate is shown as follows:

Appraisal Report

16. Contributory Value of Improvements Affected:

| CONTRIBUTORY VALUE OF OTHER IMPROVEMENTS |                  |          |      |            |          |               |                 |                 |
|------------------------------------------|------------------|----------|------|------------|----------|---------------|-----------------|-----------------|
| Imp. No.                                 | Item Description | Quantity | Unit | Unit Cost  | Cost New | % Depreciated | \$ Depreciation | Indicated Value |
| 1                                        | Oak Trees        | 80       | CI   | \$138.00   | \$11,040 | 0.00%         | \$0             | \$11,040        |
| 2                                        | Asphalt Driveway | 15,770   | SF   | \$4.23     | \$66,707 | 50.00%        | \$33,354        | \$33,353        |
| 3                                        | Light Poles      | 3        | EA   | \$7,500.00 | \$22,500 | 0.00%         | \$0             | \$22,500        |
| Total                                    |                  |          |      | \$100,247  |          | \$33,354      |                 | \$66,893        |

<sup>1</sup> The subject’s affected landscaping includes four (4) oak trees totaling 80 caliper inches (CI). Since it is not physically possible or economically practical to replace mature trees of this size in “like kind,” the contributory value of the tree will be based on the caliper inch equivalent of replacing the trees with numerous smaller trees having the same total amount of caliper inches. Based on estimates obtained from local landscapers and nurseries, the breakdown of approximate contributory value is as follows. Depreciation is not applicable. The cost per caliper inch for each tree is inclusive of a 15% managerial fee to have the trees replaced.

\*Local Estimate: Southbranch Nursery (615-776-1818, southbranchnursery.com), AKA Tree Service (470-329-7128, akatreeservice.com)

| Tree Type | Caliper Inches | Cost per Caliper Inch | Depreciation | Total    |
|-----------|----------------|-----------------------|--------------|----------|
| Oak       | 80             | \$138                 | N/A          | \$11,040 |
| Total/AVG | 80             | ±\$138/CI             | \$0          | \$11,040 |

<sup>2</sup> Marshall Swift Cost Estimator, Sec. 66, pg. 1 (12/2023). \$4.00/SF Base Cost x Current Multiplier (0.98) x Local Multiplier (0.94); Minus 50% Depreciation (4-yr Effective Age / 8-yr Typical Life). The unit cost is inclusive of a 15% managerial fee for the coordination to repave the driveway (\$3.68/SF x 1.15 = \$4.23/SF). The subject driveways have an effective age of 4 years and a typical life expectancy of 8 years (4-yr Effective Age / 8-yr Typical Life) = 50% depreciation. This reflects a depreciated cost of \$2.12/SF (\$4.23 x (1-.50) x 15,770 SF = \$33,432.

<sup>3</sup> Marshall Swift Cost Estimator, Sec. 66, pg. 1 (12/2023). Depreciation is not applicable since these improvements require replacement. \$7,000/ea. Base Cost x Current Multiplier (0.98) x Local Multiplier (0.94). Cost is inclusive of a 15% managerial fee for the coordination to have the lights replaced.

17. Reconciliation of Value Before Acquisition:

|                                             |             |
|---------------------------------------------|-------------|
| Value of Land by Sales Comparison Approach: | \$2,260,000 |
| Plus: Contributory Value of Improvements:   | \$66,893    |
| Total Market Value Before Acquisition:      | \$2,326,893 |

18. Valuation of the Acquisition:

**Fee (Right of Way) Acquisition:** The fee acquisition includes two strips of land on the subject property located along the Waldron Road and Lake Road frontages. This fee acquisition contains a total of 42,365 SF. To determine the value of the fee acquisition, we have utilized 100% of the fee value, or **\$1.72/SF**, to reflect the right-of-way dedication of this area. The resulting market value for the 42,365 SF fee acquisition area is calculated below.

| Right of Way Valuation |   |          |
|------------------------|---|----------|
| Unit Value:            |   | \$1.72   |
| ROW %:                 | X | 100%     |
| Value Per SF:          |   | \$1.72   |
| ROW SF:                | X | 42,365   |
| ROW Valuation:         |   | \$72,868 |



Appraisal Report

**Permanent Drainage Easement (PDE):** Three permanent drainage easements containing a total of 15,220 SF will be acquired along the boundary of the subject. The drainage easement area remains the property of the Grantor(s), although its use is limited so as to not interfere with the use or maintenance of said grading and/or structures. Given the location of the drainage easement, this land area will offer limited utility to the property owner in the after situation, however, can still be used to meet setback requirements, density calculations, etc. Consequently, this acquisition is valued at 90% of fee value or **\$1.55/SF**, calculated below.

| Perm. Drainage Easement Valuation |   |          |
|-----------------------------------|---|----------|
| Unit Value:                       |   | \$1.72   |
| Easement %                        | X | 90%      |
| Value Per SF:                     |   | \$1.55   |
| Drainage Easement SF:             | X | 15,220   |
| Drainage Easement Valuation:      |   | \$23,591 |

**Permanent Slope Easement (PSE):** A permanent slope easement with five individual strips of land containing a total of 18,151 SF will be acquired throughout the subject’s frontages. The slope easement area remains the property of the Grantor(s), although its use is limited so as to not interfere with the use or maintenance of said slopes. Given the location of the slope easement, this land area will offer limited utility to the property owner in the after situation, however, can still be used to meet setback requirements, density calculation, etc. Consequently, this acquisition is valued at 70% of fee value, or **\$1.20/SF**, calculated below.

| Slope Easement Valuation |   |          |
|--------------------------|---|----------|
| Unit Value:              |   | \$1.72   |
| Easement %:              | X | 70%      |
| Value Per SF:            |   | \$1.20   |
| PSE SF:                  | X | 18,151   |
| PSE Valuation:           |   | \$21,781 |

**Temporary Construction Easement (TCE):** The proposed TCE includes four strips of land containing a total of 58,581 SF along the subject’s Lake Road and Waldron Road frontage. The TCE area will be used for erosion control and a work zone during the construction process, estimated at three (3) years. To determine the appropriate rate of return necessary to value the Temporary Construction Easement over the 12-month term, the following land lease capitalization rates from RealtyRates.com have been considered:

| Land Lease Capitalization Rates<br>(1 <sup>st</sup> Qtr. 2025 RealtyRates.com Investor Survey) |       |        |       |
|------------------------------------------------------------------------------------------------|-------|--------|-------|
| Property Type                                                                                  | Min.  | Max.   | Avg.  |
| Apartments                                                                                     | 4.26% | 11.16% | 8.66% |
| Health Care/Senior Housing                                                                     | 4.96% | 12.37% | 9.77% |
| Lodging                                                                                        | 5.16% | 16.20% | 9.32% |
| All Properties                                                                                 | 4.26% | 18.32% | 9.88% |

In addition to the published surveys, we have other market evidence from recently negotiated ground leases in our files ranging from 5% to 12%, depending on risk of the tenant, lease term, location of the property, etc. Given the relatively short-term nature of the Temporary Construction Easement, an annual rental rate of 10% of fee value for the 3-year construction period is considered reasonable. Consequently, this acquisition is valued at 30% (10% x 3 yrs) of fee value or **\$0.52/SF**, calculated below.

Appraisal Report

Temp. Construction Easement Valuation

|                |   |          |
|----------------|---|----------|
| Unit Value:    |   | \$1.72   |
| Easement %:    | X | 30%      |
| \$ Per SF:     |   | \$0.52   |
| TCE SF:        | X | 58,581   |
| TCE Valuation: |   | \$30,462 |

**19. Describe the Remainder:** Upon completion of the project, Waldron Road will consist of a three to five-lane asphalt-paved roadway including one to two 12’-wide travel lanes, and one 12’-wide continuous center-turn lane; a 10’-wide asphalt shared-use path along the west side of the roadway; 6’-wide sidewalks along a portion of the east side of the roadway; and a mixture of open drainage ditches and concrete curbs/gutters with underground drainage along certain sections. The subject’s Waldron Road frontage will be decreased from ±1,289’ to ±1,173’, reflecting a change of ±8.999%. The subject’s Lake Road frontage will be increased from ±223’ to ±225’, reflecting a change of ±0.897%. Waldron Road will be increased from 2 lanes to 5 lanes in front of the subject. Lake Road will be increased from 2 lanes to 3 lanes in front of the subject. A 6’-wide sidewalk will extend along the subject’s Waldron Road frontage. A pedestrian safety fence will extend along a portion of the subject’s Waldron Road frontage. A retaining wall will be constructed along the eastern boundary of the subject beginning at STA. 133+00.00 and ending at STA. 134+50.00. A 4’-wide shoulder leading to a V-shaped ditched will extend along the entirety of the subject’s Waldron Road frontage; stormwater will be carried beneath the roadway and away from the subject property. The elevation of Waldron Road will range roughly ±2’ above and ±14’ below the existing roadway/ground elevation at the proposed centerline. The elevation of Lake Road will range roughly ±13’ below the existing roadway/ground elevation at the proposed centerline. Overall, the market value of the unencumbered remainder should remain consistent with the before value of \$1.72/SF.

|                       | Before                                   | After                                    | Result            |
|-----------------------|------------------------------------------|------------------------------------------|-------------------|
| Total Size            | 33.088 Acres                             | 29.115 Acres                             | -12.007%          |
| Waldron Road Frontage | ±1,289’                                  | ±1,173’                                  | -8.999%           |
| Lake Road Frontage    | ±223’                                    | ±225’                                    | +0.897%           |
| Shape                 | Rectangular                              | Rectangular                              | No Change         |
| Access                | Waldron Rd. & Lake Rd., Asphalt Driveway | Waldron Rd. & Lake Rd., Asphalt Driveway | New Asphalt Drive |
| Topography            | Gently Sloping, Mainly Clear             | Gently Sloping, Mainly Clear             | No Change         |

The table below reflects the proposed slopes at the beginning of the project after the acquisition along the subject’s frontage, starting near the southeastern property line (Sta. 128+10.00) to beyond the northeastern property line along Waldron Road (Sta. 142+16.28).

Waldron Road

| Station   | Change @ Centerline | Slope    | Grade       |
|-----------|---------------------|----------|-------------|
| 128+00.00 | ±1’                 | ±4’ Cut  | 2:1, 4:1 V  |
| 128+50.00 | ±2’                 | ±4’ Cut  | 2:1, 4:1 V  |
| 129+00.00 | ±2’                 | ±3’ Cut  | 2:1, 4:1 V  |
| 129+50.00 | ±2’                 | ±6’ Cut  | 3:1         |
| 130+00.00 | ±2’                 | ±7’ Cut  | 3:1         |
| 130+50.00 | ±1’                 | ±4’ Cut  | 3:1         |
| 131+00.00 | ±1’                 | ±2’ Cut  | 3:1         |
| 131+50.00 | ±0’                 | ±1’ Cut  | 3:1         |
| 132+00.00 | ±0’                 | ±1’ Fill | 3:1         |
| 132+50.00 | ±1’                 | ±2’ Cut  | 3:1         |
| 133+00.00 | ±2’                 | ±5’ Cut  | 2:1, 2:1 FB |
| 133+50.00 | ±2’                 | ±7’ Cut  | 2:1, 2:1 FB |
| 134+00.00 | ±4’                 | ±10’ Cut | 2:1, 6:1 FB |
| 134+50.00 | ±4’                 | ±11’ Cut | 2:1, 4:1 FB |
| 135+00.00 | ±6’                 | ±8’ Cut  | 3:1         |
| 135+50.00 | ±8’                 | ±6’ Cut  | 3:1         |

Appraisal Report

|           |      |          |            |
|-----------|------|----------|------------|
| 136+00.00 | ±8'  | ±6' Cut  | 3:1        |
| 136+50.00 | ±8'  | ±6' Cut  | 3:1        |
| 137+00.00 | ±7'  | ±3' Cut  | 3:1        |
| 137+50.00 | ±6'  | -        | -          |
| 138+00.00 | ±5'  | ±4' Cut  | 3:1, 3:1 V |
| 138+50.00 | ±3'  | ±4' Cut  | 3:1, 3:1 V |
| 139+00.00 | ±0'  | ±6' Cut  | 3:1, 3:1 V |
| 139+50.00 | ±5'  | ±8' Cut  | 3:1, 3:1 V |
| 140+00.00 | ±11' | ±10' Cut | 3:1, 3:1 V |
| 140+50.00 | ±14' | ±8' Cut  | 3:1, 3:1 V |
| 141+00.00 | ±14' | ±5' Cut  | 3:1, 3:1 V |
| 141+50.00 | ±14' | ±2' Cut  | 3:1, 3:1 V |
| 142+00.00 | ±14' | ±2' Cut  | 3:1, 3:1 V |
| 142+50.00 | ±14' | ±2' Cut  | 3:1, 3:1 V |

Figures rounded up to nearest foot V = V-Ditch, FB = Flat Bottom Ditch

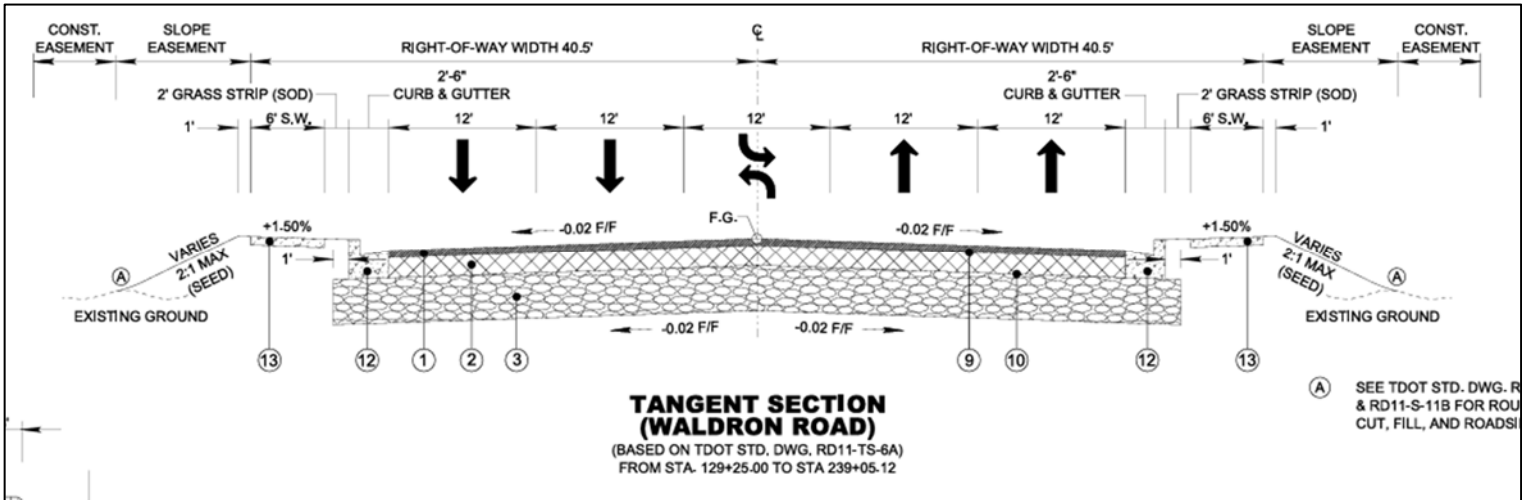
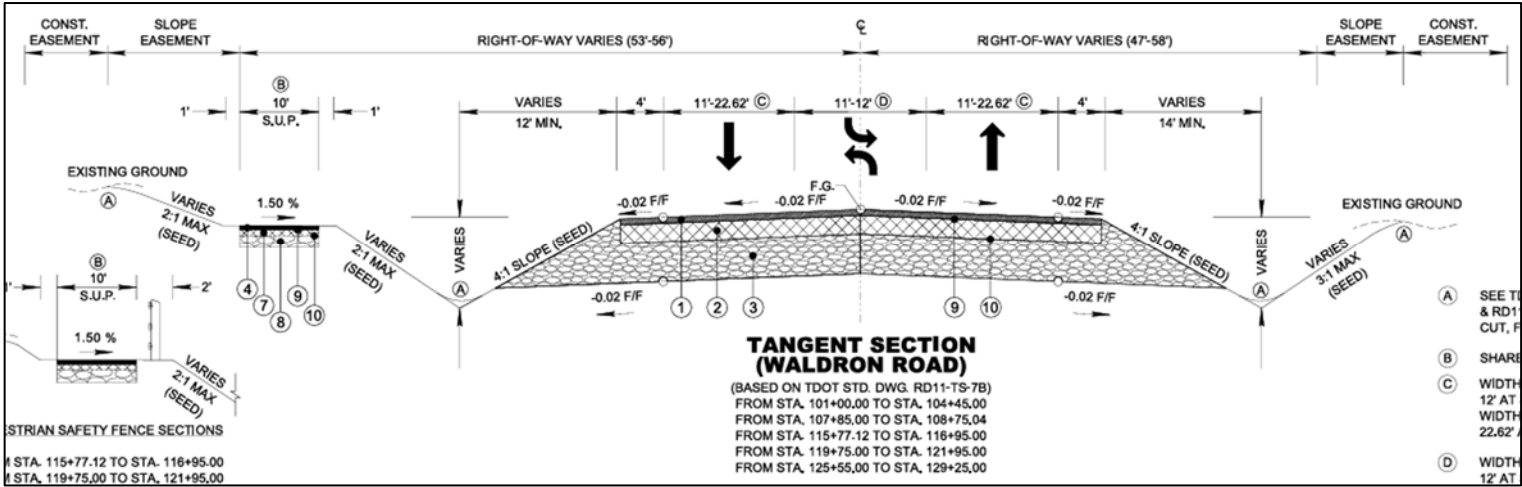
The table below reflects the proposed slopes at the beginning of the project after the acquisition along the subject’s frontage, starting near the northwestern property line (Sta. 39+43.11) to beyond the northeastern property line along Lake Road (Sta. 42+19.22)

Lake Road

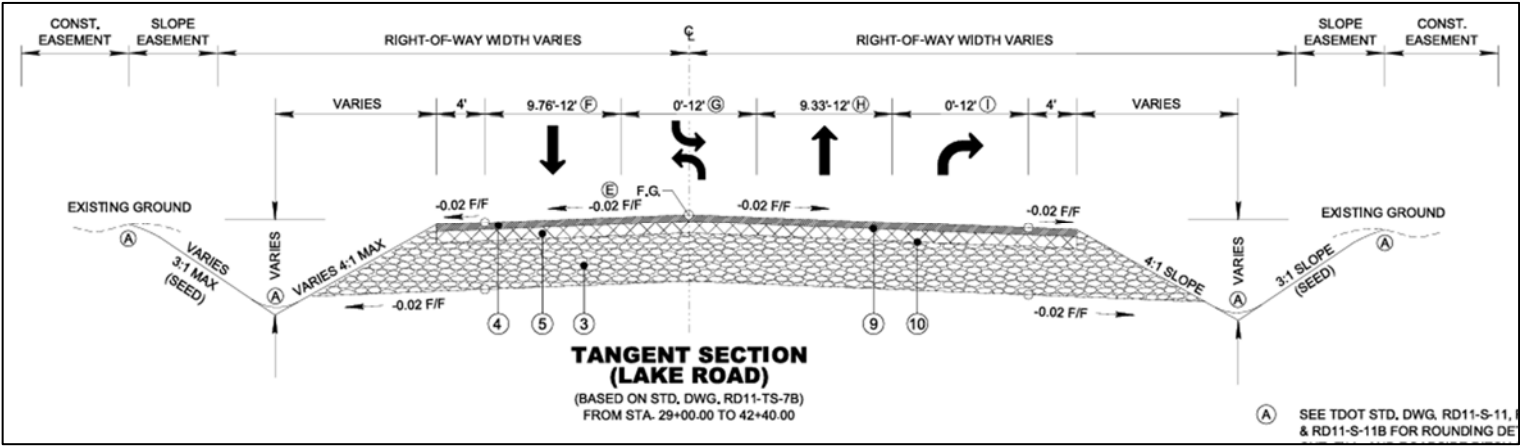
| Station  | Change @ Centerline | Slope    | Grade      |
|----------|---------------------|----------|------------|
| 39+00.00 | ±9'                 | ±20' Cut | 4:1, 3:1 V |
| 39+50.00 | ±9'                 | ±18' Cut | 4:1, 3:1 V |
| 40+00.00 | ±10'                | ±15' Cut | 4:1, 3:1 V |
| 40+50.00 | ±11'                | ±15' Cut | 4:1, 3:1 V |
| 41+00.00 | ±12'                | ±18' Cut | 4:1, 3:1 V |
| 41+50.00 | ±13'                | ±14' Cut | 4:1, 3:1 V |
| 42+00.00 | ±11'                | ±15' Cut | 4:1, 3:1 V |
| 42+50.00 | ±7'                 | ±15' Cut | 4:1, 3:1 V |

Figures rounded up to nearest foot V = V-Ditch

TYPICAL SECTIONS



Appraisal Report



**20. Highest and Best Use After Acquisition:** As a result of the project, the site size will be reduced by  $\pm 12.007\%$  from 33.088 acres to 29.115 acres. The subject’s Waldron Road frontage will be decreased by  $\pm 8.999\%$  from  $\pm 1,289'$  to  $\pm 1,173'$ . The Lake Road frontage will be increased by  $\pm 0.897\%$  from  $\pm 223'$  to  $\pm 225'$ . The highest and best use of the subject after the acquisition will remain consistent with before the project – for single-family residential development that maximizes the property’s development potential and conforms to the surrounding neighborhood. The proposed acquisitions should have no adverse effect on the low-density residential highest and best use of the subject remainder.

**21. Damages (Cost to Cure):** According to the furnished easement exhibit and legal descriptions, the proposed road widening will involve fee simple acquisition, permanent slope easement, and temporary construction easement areas. The driveway will be replaced from the proposed ROW in like-kind materials by the contractor after completion of the project. Other than the asphalt driveway, there are no improvements located within the project area where cost-to-cure damages are applicable.

**22. Damages (Incidental):** The subject property should retain the same utility after the acquisition as in the before situation. Accordingly, incidental damages to the remainder are not applicable.

**23. Benefits:** While this public right-of-way project is expected to benefit the neighborhood at large, no direct special benefits to the subject remainder can be quantified.

Appraisal Report

24. Amount Due Property Owner:

|                                        |                      |             |
|----------------------------------------|----------------------|-------------|
| Value of Land (Larger Parcel)          |                      | \$2,260,000 |
| Value of Affected Improvements         |                      | \$66,893    |
| Value of Entire Tract                  |                      | \$2,326,893 |
| Amount Due Owner if Only Part Acquired |                      |             |
| Land Acquired (Fee Simple)             |                      |             |
| Fee Acquisition                        | 42,365 SF @ \$1.72 = | \$72,868    |
| Perm. Utility & Drainage Easement      | 15,220 SF @ \$1.55 = | \$23,591    |
| Perm. Slope Easement                   | 18,151 SF @ \$1.20 = | \$21,781    |
| Temp. Const. Easement                  | 58,581 SF @ \$0.52 = | \$30,462    |
| Subtotal Land Acquisitions             |                      | \$148,702   |
| Improvements Acquired                  |                      | \$66,893    |
| Value of Land & Improvements Acquired  |                      | \$215,595   |
| Cost-to-Cure Damages                   |                      | \$0         |
| Incidental Damages                     |                      | \$0         |
| Benefits                               |                      | \$0         |
| Total Amount Due Owner                 |                      | \$215,595   |
| Rounded To:                            |                      | \$215,600   |
| Value of Remainder After Acquisition   |                      | \$2,141,755 |

Total Amount Due Property Owner (rounded):

\$215,600



Appraisal Report

**PURPOSE OF APPRAISAL:** The purpose of this appraisal is to estimate the “Amount Due Owner” resulting from the proposed acquisition by the acquiring agency. This report serves as an **Appraisal Report** and was prepared in accordance with the reporting requirements set forth in Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). This report is also intended to comply with the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs Act of 1970 (CFR 49, Part 24, as amended), to the extent appropriate.

**DEFINITION OF MARKET VALUE:** All estimates of value prepared for agency acquisitions shall be based on “market value” –as defined and set forth in the Tennessee Pattern Jury Instructions 2nd Edition to wit: “the amount of money which a purchaser, willing but under no compulsion to buy, would pay, and which a seller, willing but under no compulsion to sell, would accept, taking into consideration all the legitimate uses to which the property was adaptable and might in reason be applied”.

**PROPERTY RIGHTS APPRAISED:** Basic underlying property rights considered herein are those of a 100% ownership position in Fee Simple, defined as: “*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, 7<sup>th</sup> Edition, page 73)*

The proposed acquisition consists of a fee acquisition and/or easement rights for the proposed road widening project. The easement rights, if any, consist of the acquisition of less than fee simple title and in these cases the extent of the property rights conveyed have been considered in arriving at the estimate of value.

Any and all liens have been disregarded. The property is assumed to be free and clear of all encumbrances except existing easements or other restrictions as noted on furnished information or during physical inspection of the property and mentioned in this report.

**INTENDED USE:** The intended use of this appraisal is to assist the City of LaVergne; Johnson, Mirmiran & Thompson, Inc. (JMT); and/or assigns in a Right-Of-Way acquisition.

**INTENDED USER:** The intended user of this report is the City of La Vergne; Johnson, Mirmiran & Thompson, Inc. (JMT); and/or assigns. This Formal Part-Affected appraisal of a 100% ownership position is intended for the sole purpose of assisting the intended users of this report in the acquisition of land for right-of-way purposes. This appraisal excludes those property elements (land and/or improvements) that are not essential considerations to the valuation solution.

**SCOPE OF WORK:** The City of LaVergne has requested an appraisal to estimate the market value of the property described herein for the purpose of acquisition or disposition. In accordance with the client’s request, appropriate/required inspections and investigations have been conducted to gain familiarity with the subject of this report and the market in which it would compete if offered for sale.

Reliable data-subscription services have been utilized as the primary search tool for transfers of vacant land as they pertain to the subject property. Deeds have been read and interviews with property owners and project-area real estate professionals conducted to the extent necessary to gain clarity and market perspective sufficient to develop credible opinions of use and value. Where construction costs are an integral part of the valuation pursuit, national cost services have been employed but supplemented by local suppliers and contractors where necessary.

Applicable and customary approaches to value have been considered. Each of the traditional approaches to value has been processed or an explanation provided for the absence of one or more in the valuation of the subject property. For acquisition appraisals, furnished Right-of-Way plans have been utilized to visualize the property in an after-state where there is a remainder. Damages and/or special benefits have been considered for all remainders. As well, for acquisition appraisals, a “Formal” appraisal includes all real property aspects of the “Larger Parcel” as defined in this report or the tract as shown on the right-of-way plans, in the acquisition table, or extant on the ground at the time of inspection or date of possession. A “Formal Part-Affected” appraisal generally constitutes something less than a consideration of the entire tract, but in no way eliminates appropriate analyses, or diminishes the amount due owner had a “Formal” appraisal been conducted.

Acquisition appraisals are conducted in accordance with Tennessee’s State Rule which asserts that the part acquired must be paid for and that special benefits can only offset damages.

The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder (CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b). Source: USPAP FAQ 212.

Appraisal Report

Applicable to Formal Part-Affected type of appraisal – when all the land and or/all improvements are not appraised, the appraisal report must disclose the existence of land and improvements as part of the property.

Reasonable exposure time is not a component of the definition for the value opinion being developed. Source: Standards Rule 1-2(c) Comment and Advisory Opinion 35 effective with 2020-2021 edition of USPAP, which itself is effective through 2024.

**SIGNIFICANT OBSERVATIONS AND LIMITING CONDITIONS:** This appraisal is based on information provided by the City of LaVergne, property owners, public officials, property managers, real estate professional, and other reliable sources, and is believed to be accurate. This report is based on the extraordinary assumption that the road widening project will be constructed according to the plans and cross sections referenced in this report.

Additionally, an extraordinary assumption is utilized in this analysis that there are adequate soils to support septic systems for development permitted by zoning where public sewer is not available.

The use of extraordinary assumptions may have an effect on assignment results.

Extraordinary Assumption: “An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property, or conditions external to the property, such as market conditions of trends, or about the integrity of data used in an analysis.” (Source: The Dictionary of Real Estate Appraisal – 7<sup>th</sup> Edition, pg. 68)

Underlying Assumptions and Limiting Conditions

This appraisal report has been made with the following assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions:

- (1) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- (2) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purposes by any person other than the party to whom it is addressed without the written consent of the appraiser and in any event, only with proper written qualification and only in its entirety.
- (3) The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
- (4) Neither all nor any part of the contents of this report (*especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected*) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
- (5) Land areas are based on tax records, recorded legal descriptions, and/or the furnished exhibits unless otherwise noted in this report.
- (6) No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- (7) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- (8) Responsible ownership and competent property managements are assumed.
- (9) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- (10) All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

Appraisal Report

(11) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

(12) It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

(13) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in the appraisal report.

(14) It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

(15) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

(16) Unless otherwise stated in this report, the appraiser did not observe the existence of hazardous material, which may or may not be present on the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, area-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no additional materials on the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them or the costs involved to remove them. The appraiser reserves the right to revise the final value estimate if such substances are found on or in the property.

(17) The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could affect the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in estimating the value of the subject property.

(18) The public improvement project or its anticipation cannot be considered in the “before” value estimate; however, when there is a “remainder”, the public improvement project must be considered as to its influence on said remainder (CFR, Title 49, Subtitle A, Part 24, Subpart B, Sec. 24.103(b)).

Appraisal Report

Certification of the Appraiser

I certify that, to the best of our knowledge and belief...

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions and conclusions.
- 3. I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- 4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Code of Ethics of the Appraisal Institute.
- 8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 9. Ted A. Boozer has made a personal inspection of the property that is the subject of this report.
- 10. Jack Rettig, Tennessee Certified Trainee Appraiser #6077, provided significant real property appraisal assistance to the person signing this certification, including inspection of subject property and comparables, site-specific data analysis, market data research and analysis, and participation in the valuation analysis and conclusion.
- 11. As of the date of this report, Ted A. Boozer, MAI has completed the requirements of the continuing education program of the Appraisal Institute.
- 12. Ted. A Boozer hereby certifies that he is a Tennessee State Certified General Real Estate Appraiser, and his certificate number is CG-973.
- 13. This report is intended to comply with the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs Act of 1970 (CFR 49, Part 24, as amended...i.e. the Uniform Act).
- 14. The appraisal was made, and the appraisal report prepared in conformity with the Appraisal Foundation’s *Uniform Standards of Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* required invocation of USPAP’s Jurisdictional Exception Rule, as described in Section D-114 of the *Uniform Appraisal Standards for Federal Land Acquisitions*.
- 15. I have not appraised this property in the three years prior to accepting this assignment. I have performed no other services in any other capacity within the three-year period immediately preceding acceptance of this assignment.
- 16. That I have not revealed the findings and results of such appraisal to anyone other than the proper officials with the City of LaVergne and JMT, Inc, and I will not do so until so authorized by my client, or until I am released from such obligation by having to publicly testify as to such finding.
  - Date(s) of inspection of subject: **February 13, 2025 & May 7, 2025**
  - Date(s) of inspection of Comparable sales: **December 11, 2024, January 20, 2025, February 13, 2025, February 25, 2025, & May 26, 2025**
  - The property owner, Rutherford County Board of Education were contacted and declined to accompany me on my first inspection of the subject property on **February 13, 2025.** (See attached letter)
- 17. It is my opinion that the fair market value of the proposed acquisition, subject to the extraordinary assumption that the road widening project is constructed as shown on the furnished ROW plans, as of **May 7, 2025** was:

**TWO HUNDRED FIFTEEN THOUSAND SIX HUNDRED DOLLARS**  
**\$215,600**



Ted A. Boozer, MAI, CG-973  
TN State Certified General Real Estate Appraiser

July 6, 2025  
Date of Report

Appraisal Report

**BOOZER &  
COMPANY, P.C.**

*Professional Real Estate Appraisers & Consultants*

APPRAISAL NOTICE

November 22, 2024

Rutherford County Board of Education  
2240 Southpark Dr.  
Murfreesboro, TN 37128

RE: Waldron Road Widening Project  
Tax Map 32, Parcel 24.01  
1000 Waldron Rd.  
La Vergne, Rutherford County, TN  
Tract No. 37

To whom it may concern,

I have been employed by the City of La Vergne to perform an appraisal of a property shown to be in your ownership for improvements to Waldron Road in La Vergne, Tennessee. The roadway will be redesigned to include two to four travel lanes, a continuous center-turn lane, a shared-use path, concrete curbs and gutters, and underground drainage.

This letter is to afford you, or your designated representative, the opportunity to accompany us during our inspection of your property. Your tract is located at the above captioned parcel along Waldron Road in La Vergne, Rutherford County, Tennessee, and the right-of-way is necessary for the construction of this public improvement project.

Please contact Jack Rettig in my office (see contact info below) within ten (10) days at the email address or telephone number below in order that we might establish a date and time of mutual convenience. If you happen to leave a message, please provide your name and a telephone number so that he can return your phone call.

I hope to hear from you, but after the ten-day period, in order to meet my contractual obligation to my client, I will need to proceed with my inspection and appraisal of your property.

Sincerely,

**BOOZER & COMPANY, P.C.**



Ted A. Boozer, MAI, CG-973  
State Certified General R. E. Appraiser

615-591-4422 ext. 203  
[tedboozer@boozercountry.com](mailto:tedboozer@boozercountry.com)



Jack Rettig  
Registered Trainee Appraiser

615-591-4422 ext. 864  
[jrettig@boozercountry.com](mailto:jrettig@boozercountry.com)

MISSION COURT • 106 MISSION COURT, SUITE 1001 • FRANKLIN, TENNESSEE 37067  
PHONE (615) 591-4422 • FAX (615) 591-4433



Appraisal Report

PROOF OF DELIVERY



Tracking Number:

**9589071052700892489799**

Copy
 Add to Informed Delivery

**Latest Update**

Your item was delivered to an individual at the address at 2:33 pm on November 25, 2024 in MURFREESBORO, TN 37129.

---

**Get More Out of USPS Tracking:**

USPS Tracking Plus®

**Delivered**

**Delivered, Left with Individual**

MURFREESBORO, TN 37129

November 25, 2024, 2:33 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

**RIGHT-OF-WAY DEDICATION 1**

BEING RIGHT-OF-WAY DEDICATION LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. BEING A PORTION OF THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD AND BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY LINE WITH THE SOUTH LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 83 DEGREES 42 MINUTES 08 SECONDS WEST, 19.43 FEET;

THENCE, CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT TWELVE (12) CALLS:

1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 126.66 FEET, A RADIUS OF 3053.00 FEET, A DELTA ANGLE OF 02 DEGREES 22 MINUTES 38 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 10 MINUTES 37 SECONDS EAST, 126.66 FEET;
2. NORTH 07 DEGREES 21 MINUTES 56 SECONDS EAST, 117.50 FEET;
3. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 8.73 FEET, A RADIUS OF 70.50 FEET, A DELTA ANGLE OF 07 DEGREES 05 MINUTES 28 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 54 MINUTES 40 SECONDS EAST, 8.72 FEET;
4. NORTH 14 DEGREES 27 MINUTES 24 SECONDS EAST, 57.37 FEET;
5. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 6.13 FEET, A RADIUS OF 49.50 FEET, A DELTA ANGLE OF 07 DEGREES 05 MINUTES 28 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 54 MINUTES 40 SECONDS EAST, 6.12 FEET;
6. NORTH 07 DEGREES 21 MINUTES 56 SECONDS EAST, 138.19 FEET;
7. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 22.92 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 01 DEGREES 26 MINUTES 09 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 57 MINUTES 40 SECONDS EAST, 22.92 FEET;
8. NORTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, 7.50 FEET;
9. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 161.46 FEET, A RADIUS OF 907.00 FEET, A DELTA ANGLE OF 10 DEGREES 11 MINUTES 57 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 51 MINUTES 23 SECONDS WEST, 161.24 FEET;
10. NORTH 80 DEGREES 02 MINUTES 39 SECONDS EAST, 7.50 FEET;
11. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 60.88 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 03 DEGREES 48 MINUTES 51 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 51 MINUTES 47 SECONDS WEST, 60.87 FEET;
12. NORTH 13 DEGREES 46 MINUTES 13 SECONDS WEST, 312.42 FEET TO THE NORTH LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

# **TRACT 37**

## **CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**

### **RIGHT-OF-WAY PLANS - PROJECT #**

THENCE, WITH SAID NORTH AND EAST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FOUR (4) CALLS:

1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 153.00 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 15 DEGREES 00 MINUTES 22 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 30 MINUTES 02 SECONDS EAST, 152.56 FEET;
2. SOUTH 35 DEGREES 59 MINUTES 51 SECONDS EAST, 13.11 FEET;
3. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 160.73 FEET, A RADIUS OF 211.82 FEET, A DELTA ANGLE OF 43 DEGREES 28 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 15 MINUTES 36 SECONDS EAST, 156.90 FEET;
4. SOUTH 07 DEGREES 28 MINUTES 40 SECONDS WEST, 732.57 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **41,712 SQUARE FEET OR 0.96 ACRES**, MORE OR LESS.

### **RIGHT-OF-WAY DEDICATION 2**

BEING RIGHT-OF-WAY DEDICATION LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. BEING A PORTION OF THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD, BEING THE NORTHWEST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION, BEING 24.50 FEET RIGHT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS (LAKE ROAD) CENTERLINE STATION 39+45.24, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 594827.25 AND AN EASTING OF 1790314.83 AND PROCEEDING AS FOLLOWS:

THENCE, WITH SAID EXISTING RIGHT-OF-WAY LINE, SOUTH 53 DEGREES 28 MINUTES 39 SECONDS EAST, 75.46 FEET;

THENCE, CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 77.12 FEET, A RADIUS OF 613.00 FEET, A DELTA ANGLE OF 07 DEGREES 12 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 65 DEGREES 12 MINUTES 19 SECONDS WEST, 77.07 FEET TO THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

THENCE, WITH SAID WEST LINE, NORTH 36 DEGREES 32 MINUTES 11 SECONDS EAST, 15.67 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **653 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

# **TRACT 37**

## **CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**

### **RIGHT-OF-WAY PLANS - PROJECT #**

#### **PERMANENT DRAINAGE EASEMENT 1**

BEING A PERMANENT DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD, BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE EXISTING RIGHT-OF-WAY OF SAID WALDRON ROAD, NORTH 07 DEGREES 28 MINUTES 40 SECONDS EAST, 540.15 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 82 DEGREES 31 MINUTES 20 SECONDS WEST, 35.58 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING TO CROSS SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT EIGHT (8) CALLS:

1. SOUTH 49 DEGREES 34 MINUTES 15 SECONDS WEST, 41.50 FEET;
2. NORTH 40 DEGREES 55 MINUTES 13 SECONDS WEST, 34.30 FEET;
3. NORTH 47 DEGREES 48 MINUTES 28 SECONDS EAST, 38.99 FEET;
4. NORTH 06 DEGREES 23 MINUTES 00 SECONDS WEST, 85.32 FEET;
5. NORTH 78 DEGREES 50 MINUTES 39 SECONDS EAST, 27.50 FEET;
6. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 19.15 FEET, A RADIUS OF 914.50 FEET, A DELTA ANGLE OF 01 DEGREES 12 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 33 MINUTES 21 SECONDS EAST, 19.15 FEET;
7. SOUTH 80 DEGREES 02 MINUTES 39 SECONDS WEST, 7.50 FEET;
8. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 95.92 FEET, A RADIUS OF 907.00 FEET, A DELTA ANGLE OF 06 DEGREES 03 MINUTES 34 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 55 MINUTES 34 SECONDS EAST, 95.88 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **3,782 SQUARE FEET OR 0.09 ACRES**, MORE OR LESS.

#### **PERMANENT DRAINAGE EASEMENT 2**

BEING A PERMANENT DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A POINT IN THE EXISTING WEST RIGHT-OF-WAY LINE OF WALDRON ROAD, BEING THE SOUTHEAST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE SOUTHEAST CORNER OF THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, BEING 33.57 FEET LEFT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS CENTERLINE STATION 128+09.56, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 593298.42 AND AN EASTING OF 1790906.07 AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE EXISTING RIGHT-OF-WAY OF SAID WALDRON ROAD FOR THE NEXT FOUR (4) CALLS:

1. NORTH 07 DEGREES 28 MINUTES 40 SECONDS EAST, 732.57 FEET;
2. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 160.73 FEET, A RADIUS OF 211.82 FEET, A DELTA ANGLE OF 43 DEGREES 28 MINUTES 31 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 15 MINUTES 36 SECONDS WEST, 156.90 FEET;
3. NORTH 35 DEGREES 59 MINUTES 51 SECONDS WEST, 13.11 FEET;
4. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 118.95 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 11 DEGREES 40 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 49 MINUTES 51 SECONDS WEST, 118.75 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, SOUTH 42 DEGREES 20 MINUTES 09 SECONDS WEST, 23.85 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUING TO CROSS SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FIVE (5) CALLS:

1. SOUTH 76 DEGREES 13 MINUTES 47 SECONDS WEST, 29.00 FEET;
2. NORTH 13 DEGREES 46 MINUTES 13 SECONDS WEST, 76.70 FEET;
3. SOUTH 53 DEGREES 35 MINUTES 40 SECONDS EAST, 19.59 FEET;
4. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 26.42 FEET, A RADIUS OF 584.18 FEET, A DELTA ANGLE OF 02 DEGREES 35 MINUTES 27 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 17 MINUTES 56 SECONDS EAST, 26.41 FEET;
5. SOUTH 13 DEGREES 46 MINUTES 13 SECONDS EAST, 40.99 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **1,715 SQUARE FEET OR 0.04 ACRES**, MORE OR LESS.

**PERMANENT UTILITY AND DRAINAGE EASEMENT**

BEING A PERMANENT UTILITY AND DRAINAGE EASEMENT LYING IN THE 3<sup>RD</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, CITY OF LA VERGNE, TENNESSEE. SAID PERMANENT DRAINAGE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). SAID PROPERTY BEING PARCEL NUMBER 024.01, AS SHOWN ON RUTHERFORD COUNTY PROPERTY TAX MAP NUMBER 032 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



# **TRACT 37**

## **CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**

### **RIGHT-OF-WAY PLANS - PROJECT #**

**COMMENCING** AT A POINT IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD, BEING THE NORTHWEST CORNER OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY AND BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED RIGHT-OF-WAY DEDICATION 2, BEING 24.50 FEET RIGHT OF THE ABOVE REFERENCED SOUTH WALDRON ROAD IMPROVEMENTS (LAKE ROAD) CENTERLINE STATION 39+45.24, HAVING A STATE PLANE COORDINATE NAD83 NORTHING OF 594827.25 AND AN EASTING OF 1790314.83 AND PROCEEDING AS FOLLOWS:

THENCE, LEAVING THE EXISTING RIGHT-OF-WAY OF SAID LAKE ROAD, WITH THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, SOUTH 36 DEGREES 32 MINUTES 11 SECONDS WEST, 70.81 FEET TO THE **POINT OF BEGINNING**;

THENCE, LEAVING SAID WEST LINE AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT SIX (6) CALLS:

1. SOUTH 57 DEGREES 24 MINUTES 05 SECONDS EAST, 13.17 FEET;
2. SOUTH 15 DEGREES 30 MINUTES 09 SECONDS WEST, 171.64 FEET;
3. SOUTH 53 DEGREES 18 MINUTES 41 SECONDS EAST, 45.20 FEET;
4. NORTH 41 DEGREES 21 MINUTES 29 SECONDS EAST, 74.14 FEET;
5. NORTH 55 DEGREES 38 MINUTES 26 SECONDS EAST, 106.78 FEET;
6. NORTH 28 DEGREES 47 MINUTES 57 SECONDS EAST, 56.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID LAKE ROAD;

THENCE, WITH SAID RIGHT-OF-WAY OF LAKE ROAD, SOUTH 53 DEGREES 28 MINUTES 39 SECONDS EAST, 20.18 FEET;

THENCE, LEAVING SAID EXISTING RIGHT-OF-WAY AND CROSSING SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY FOR THE NEXT FIVE (5) CALLS:

1. SOUTH 28 DEGREES 47 MINUTES 57 SECONDS WEST, 58.06 FEET;
2. SOUTH 55 DEGREES 38 MINUTES 26 SECONDS WEST, 108.97 FEET;
3. SOUTH 41 DEGREES 22 MINUTES 24 SECONDS WEST, 90.14 FEET;
4. NORTH 53 DEGREES 18 MINUTES 41 SECONDS WEST, 77.32 FEET;
5. NORTH 15 DEGREES 28 MINUTES 54 SECONDS EAST, 169.77 FEET TO THE WEST LINE OF SAID RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY;

THENCE, WITH SAID WEST LINE OF RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY, NORTH 36 DEGREES 32 MINUTES 11 SECONDS EAST, 20.82 FEET TO THE **POINT OF BEGINNING**, HAVING AN AREA OF **9,723 SQUARE FEET OR 0.22 ACRES**, MORE OR LESS.

### **SLOPE EASEMENT 1**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1 AND SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 18.37 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 550.53 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 10.74 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 534.11 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **6,362 SQUARE FEET OR 0.16 ACRES**, MORE OR LESS.

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

**SLOPE EASEMENT 2**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 18.79 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 26.83 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 12.44 FEET ALONG THE SOUTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **94 SQUARE FEET OR 0.00 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 3**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 1, LYING NORTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1 AND LYING SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 24.31 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 313.16 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 26.84 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 317.56 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **5,064 SQUARE FEET OR 0.12 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 4**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF WALDRON ROAD AND WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT DRAINAGE EASEMENT 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 25.53 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 64.93 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 86.73 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **426 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 5**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD AND SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED RIGHT-OF-WAY DEDICATION 2. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

IN WIDTH AND MEASURING 155.24 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 19.99 FEET ALONG THE EAST LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 166.33 FEET ALONG THE SOUTH LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 55.14 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **5,938 SQUARE FEET OR 0.14 ACRES**, MORE OR LESS.

**SLOPE EASEMENT 6**

BEING A VARIABLE WIDTH SLOPE EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE ROAD AND EAST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID SLOPE EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 30.68 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED SLOPE EASEMENT; 32.89 FEET ALONG THE SOUTHEAST LINES OF HEREIN DESCRIBED SLOPE EASEMENT; 15.94 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **267 SQUARE FEET OR 0.01 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 1**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 1 AND SOUTH OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 14.72 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 534.11 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 10.06 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 900.33 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **20,067 SQUARE FEET OR 0.46 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 2**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING WEST OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 2, 3 AND 4, LYING WEST OF AND COINCIDENT WITH PERMANENT DRAINAGE EASEMENT 1 AND 2. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 24.43 FEET ALONG THE NORTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 511.14 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 18.33 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED

**TRACT 37**  
**CITY OF LA VERGNE - SOUTH WALDRON ROAD IMPROVEMENTS**  
**RIGHT-OF-WAY PLANS - PROJECT #**

TEMPORARY CONSTRUCTION EASEMENT; 529.61 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **8,975 SQUARE FEET OR 0.21 ACRES**, MORE OR LESS.

**TEMPORARY CONSTRUCTION EASEMENT 3**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE SOUTH RIGHT-OF-WAY OF LAKE ROAD, SOUTHEAST OF AN COINCIDENT WITH THE ABOVE DESCRIBED SLOPE EASEMENT 6 AND SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 540.07 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 364.48 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 51.54 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 260.43 FEET ALONG THE WEST LINES OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **10,862 SQUARE FEET OR 0.25 ACRES**, MORE OR LESS.

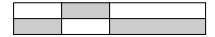
**TEMPORARY CONSTRUCTION EASEMENT 4**

BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT LYING SOUTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED SLOPE EASEMENT 5 AND NORTH OF AND COINCIDENT WITH THE ABOVE-DESCRIBED PERMANENT UTILITY AND DRAINAGE EASEMENT. SAID TEMPORARY CONSTRUCTION EASEMENT BEING LOCATED ON THE RUTHERFORD COUNTY BOARD OF EDUCATION PROPERTY OF RECORD IN DEED BOOK 597, PAGE 307, REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (R.O.R.C.T.). VARYING IN WIDTH AND MEASURING 153.16 FEET ALONG THE NORTH LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 216.93 FEET ALONG THE EAST LINES OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 45.20 FEET ALONG THE SOUTH LINE OF HEREIN DESCRIBED TEMPORARY CONSTRUCTION EASEMENT; 171.64 FEET ALONG THE WEST LINE OF HEREIN DESCRIBED SLOPE EASEMENT, HAVING AN AREA OF **18,677 SQUARE FEET OR 0.43 ACRES**, MORE OR LESS.



(TN NAD83)

0 100 200



38

MAP 032, PARCEL 024.03  
PROSPER HOLDINGS  
GROUP  
DEED BOOK 2425, PAGE 2650  
R.O.R.C.T.

LAKE ROAD

37

MAP 032, PARCEL 024.01  
RUTHERFORD COUNTY  
BOARD OF EDUCATION  
DEED BOOK 597, PAGE 307  
R.O.R.C.T.

SHEET NUMBER AS SHOWN: 1

#### GENERAL NOTES

1. THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3-07.
2. THIS EXHIBIT DOES NOT DEPICT ANY EXISTING OR PREVIOUSLY DEDICATED EXISTING EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

31

MAP 032, PARCEL 024.02  
VICTOR D. YOUNG AND AREKA YOUNG  
DEED BOOK 1148, PAGE 2490  
R.O.R.C.T.

WALDRON ROAD

#### LEGEND



NON-MONUMENTED POINT

R.O.R.C.T.

REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE

SHEET 1 OF 4

Scale: 1" = 200'

Date: April 21, 2025

Approved By: MRH

Drawn By.: BDS

Project No.: 21-0326

## SOUTH WALDRON ROAD IMPROVEMENTS

TRACT 37 - RIGHT-OF-WAY DEDICATION, PERMANENT DRAINAGE EASEMENT,  
PERMANENT UTILITY AND DRAINAGE EASEMENT, SLOPE EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

FOR

CITY OF LA VERGNE

3RD CIVIL DISTRICT  
CITY OF LA VERGNE,  
RUTHERFORD COUNTY, TENNESSEE



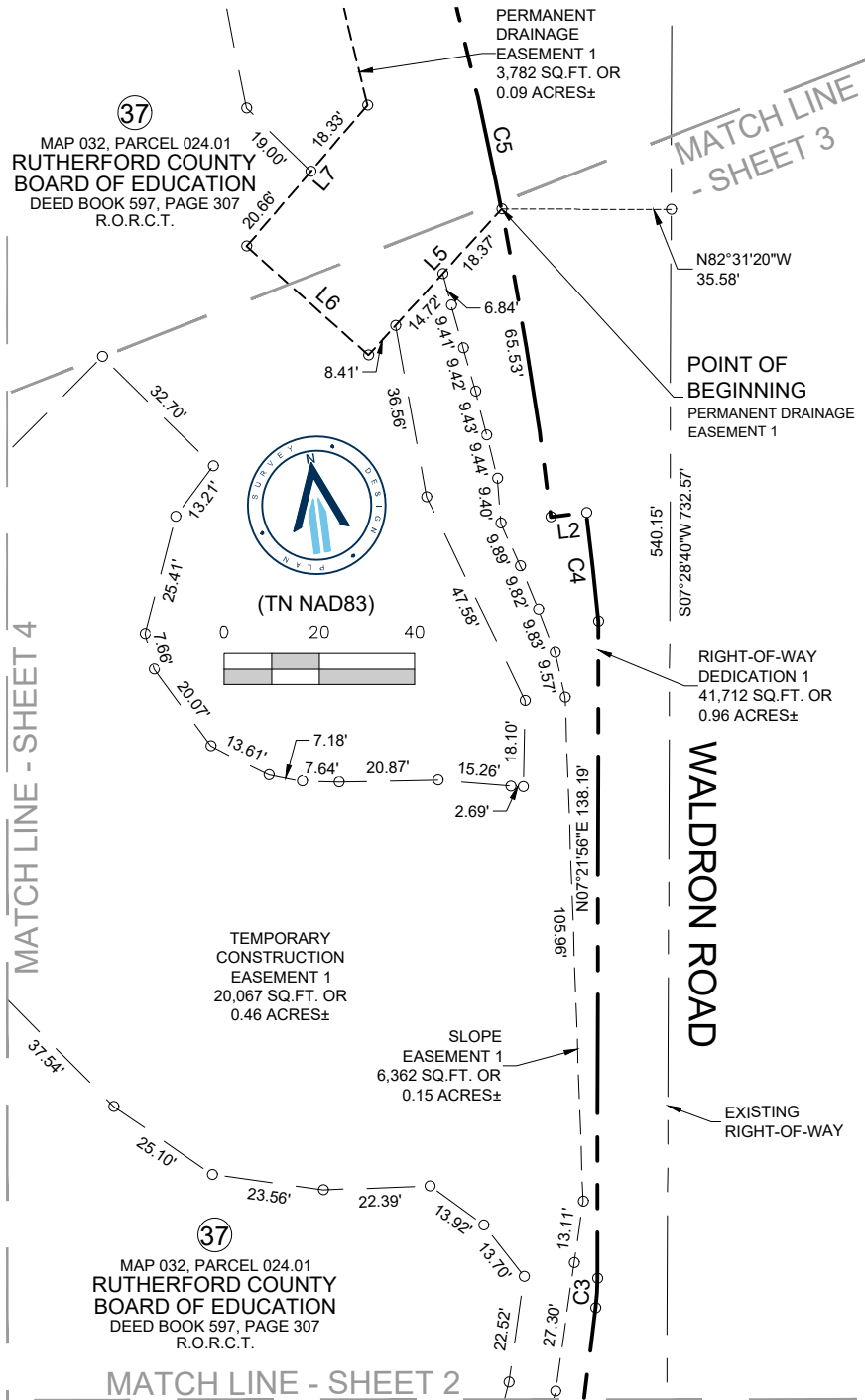
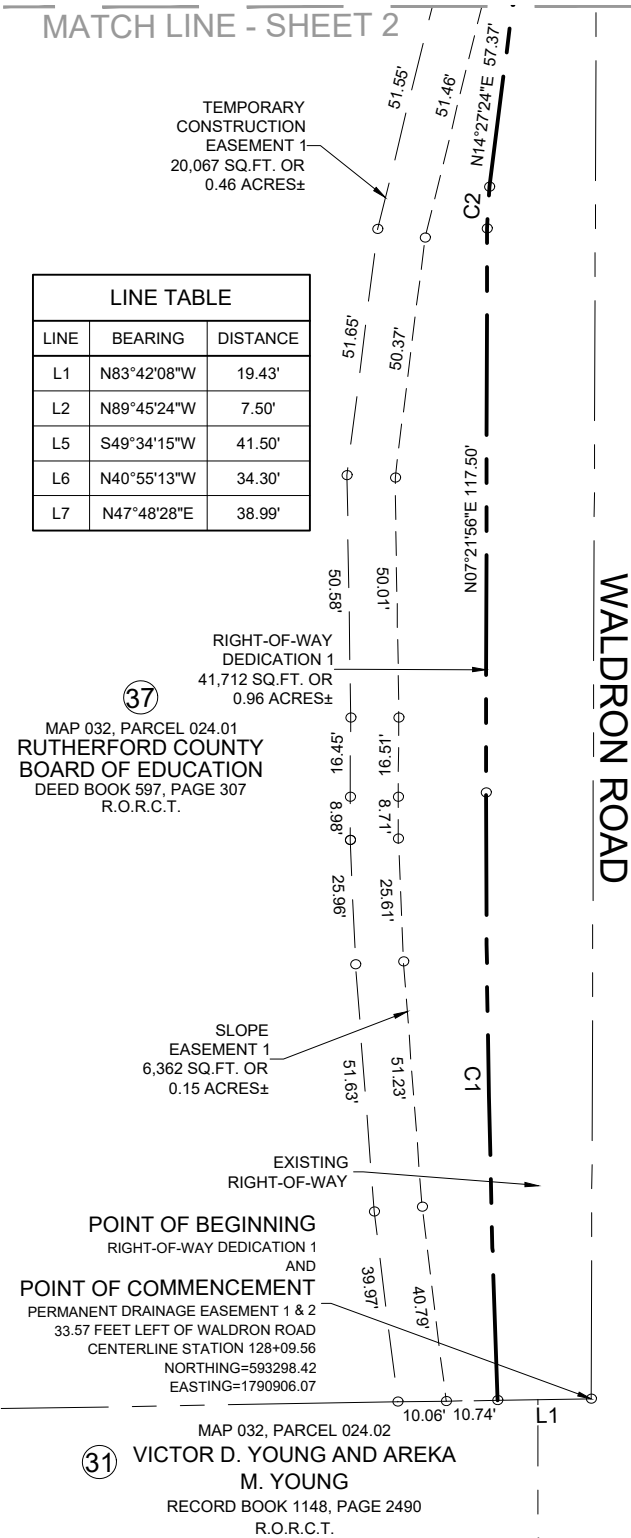
**RaganSmith**

a Pape-Dawson company  
Nashville - Murfreesboro - Chattanooga  
ragansmith.com



GENERAL NOTES

1. SEE SHEET 1 FOR GENERAL NOTES.



| CURVE TABLE |          |         |           |         |         |             |
|-------------|----------|---------|-----------|---------|---------|-------------|
| CURVE       | RADIUS   | LENGTH  | DELTA     | TANGENT | CHORD   | CHORD BRG   |
| C1          | 3053.00' | 126.66' | 2°22'38"  | 63.34'  | 126.66' | N06°10'37"E |
| C2          | 70.50'   | 8.73'   | 7°05'28"  | 4.37'   | 8.72'   | N10°54'40"E |
| C3          | 49.50'   | 6.13'   | 7°05'28"  | 3.07'   | 6.12'   | N10°54'40"E |
| C4          | 914.50'  | 22.92'  | 1°26'09"  | 11.46'  | 22.92'  | N00°57'40"E |
| C5          | 907.00'  | 161.46' | 10°11'57" | 80.94'  | 161.24' | N04°51'23"W |

LEGEND

- NON-MONUMENTED POINT      R.O.R.C.T.      REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE

SHEET 2 OF 4

Scale: 1" = 40'

Date: April 21, 2025

Approved By: MRH

Drawn By.: BDS

Project No.: 21-0326

SOUTH WALDRON ROAD IMPROVEMENTS

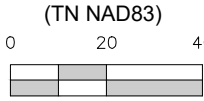
TRACT 37 - RIGHT-OF-WAY DEDICATION, PERMANENT DRAINAGE EASEMENT,  
PERMANENT UTILITY AND DRAINAGE EASEMENT, SLOPE EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT  
FOR

CITY OF LA VERGNE  
3RD CIVIL DISTRICT  
CITY OF LA VERGNE,  
RUTHERFORD COUNTY, TENNESSEE



**RaganSmith**  
a Pape-Dawson company  
Nashville - Murfreesboro - Chattanooga  
ragansmith.com

MATCH LINE  
- SHEET 3



TEMPORARY  
CONSTRUCTION  
EASEMENT 2  
8,975 SQ.FT. OR  
0.21 ACRES±

SLOPE  
EASEMENT 3  
5,064 SQ.FT. OR  
0.12 ACRES±

37

MAP 032, PARCEL 024.01  
RUTHERFORD  
COUNTY  
BOARD OF  
EDUCATION  
DEED BOOK 597,  
PAGE 307  
R.O.R.C.T.

SLOPE  
EASEMENT 2  
94 SQ.FT. OR  
0.00 ACRES±

PERMANENT  
DRAINAGE  
EASEMENT 1  
3,782 SQ.FT. OR  
0.09 ACRES±

LEGEND

○ R.O.R.C.T. NON-MONUMENTED POINT  
REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE

## GENERAL NOTES

- SEE SHEET 1 FOR GENERAL NOTES.

### LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L3   | N80°02'39"E | 7.50'    |
| L4   | S35°59'51"E | 13.11'   |
| L7   | N47°48'28"E | 38.99'   |
| L8   | N78°50'39"E | 27.50'   |
| L9   | S76°13'47"W | 29.00'   |
| L10  | N13°46'13"W | 76.70'   |
| L11  | S53°35'40"E | 19.59'   |
| L12  | S13°46'13"E | 40.99'   |

EXISTING  
RIGHT-OF-WAY

RIGHT-OF-WAY  
DEDICATION 1  
41,712 SQ.FT. OR  
0.96 ACRES±

WALDRON ROAD

PERMANENT  
DRAINAGE  
EASEMENT 2  
1,715 SQ.FT. OR  
0.04 ACRES±

SLOPE  
EASEMENT 4  
426 SQ.FT. OR  
0.01 ACRES±

SLOPE  
EASEMENT 3  
5,064 SQ.FT. OR  
0.12 ACRES±

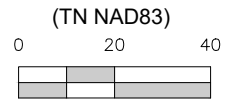
37  
MAP 032, PARCEL 024.01  
RUTHERFORD COUNTY  
BOARD OF EDUCATION  
DEED BOOK 597, PAGE 307  
R.O.R.C.T.

TEMPORARY  
CONSTRUCTION  
EASEMENT 2  
8,975 SQ.FT. OR  
0.21 ACRES±

MATCH LINE  
- SHEET 3

### CURVE TABLE

| CURVE | RADIUS  | LENGTH  | DELTA     | TANGENT | CHORD   | CHORD BRG   |
|-------|---------|---------|-----------|---------|---------|-------------|
| C5    | 907.00' | 161.46' | 10°11'57" | 80.94'  | 161.24' | N04°51'23"W |
| C6    | 914.50' | 60.88'  | 3°48'51"  | 30.45'  | 60.87'  | N11°51'47"W |
| C7    | 584.18' | 153.00' | 15°00'22" | 76.94'  | 152.56' | S43°30'02"E |
| C8    | 211.82' | 160.73' | 43°28'31" | 84.45'  | 156.90' | S14°15'36"E |
| C9    | 914.50' | 19.15'  | 1°12'00"  | 9.58'   | 19.15'  | S10°33'21"E |
| C10   | 907.00' | 95.92'  | 6°03'34"  | 48.01'  | 95.88'  | S06°55'34"E |
| C11   | 584.18' | 26.42'  | 2°35'27"  | 13.21'  | 26.41'  | S52°17'56"E |



POINT OF  
BEGINNING

PERMANENT  
DRAINAGE  
EASEMENT 2

Δ=11°40'00"  
R=584.18'  
L=118.95'  
T=59.68'  
CHD=118.75'  
N41°49'51"W

RIGHT-OF-WAY  
DEDICATION 1  
41,712 SQ.FT. OR  
0.96 ACRES±

EXISTING  
RIGHT-OF-WAY

SHEET 3 OF 4

## SOUTH WALDRON ROAD IMPROVEMENTS

TRACT 37 - RIGHT-OF-WAY DEDICATION, PERMANENT DRAINAGE EASEMENT,  
PERMANENT UTILITY AND DRAINAGE EASEMENT, SLOPE EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT

FOR  
CITY OF LA VERGNE

3RD CIVIL DISTRICT  
CITY OF LA VERGNE,  
RUTHERFORD COUNTY, TENNESSEE



**RaganSmith**

a Pape-Dawson company  
Nashville - Murfreesboro - Chattanooga  
ragansmith.com

Scale: 1" = 40'

Date: April 21, 2025

Approved By: MRH

Drawn By.: BDS

Project No.: 21-0326



## AUTHORIZATION TO CONTACT LENDER

By signing below, I hereby grant authorization for the City of LaVergne and or employee or agent of the City of LaVergne to contact the lender to discuss my loan for the purpose of obtaining a partial release of lien and/or a Consent to Easement on the property listed herein which is required for right-of-way for the construction of the below referenced City of LaVergne road widening project.

LOCAL PROJ: South Waldron Road Improvements

TRACT # 37

*Please check here if there are no liens or mortgages on this property*

☐

LENDER (POC) \_\_\_\_\_

LENDER'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

LOAN NUMBER: \_\_\_\_\_

LENDER CUSTOMER SERVICE CONTACT NUMBER: \_\_\_\_\_

PROPERTY ADDRESS:

\_\_\_\_\_  
Property Owner Signature      Date

\_\_\_\_\_  
last 4 digits of SS#

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Property Owner Signature      Date

\_\_\_\_\_  
last 4 digits of SS#

\_\_\_\_\_  
Printed Name

---

# **RUTHERFORD COUNTY BOARD OF EDUCATION**

## **JOB DESCRIPTION**

---

**Job Title:** **School Nutrition Commodities & Contract Services Specialist**

**Term of Employment:** **12-Months, Level R109, Classified**

**Immediate Supervisor:** **Director of School Nutrition**

---

### **POSITION DESCRIPTION:**

Assists in the procurement, allocation, inventory, reconciliation, and distribution of USDA Foods, service supplies, and equipment for the district. Places and tracks commodity allocations, monitors and reconciles commodity usage, prepares and submits claims, tracks warranties on equipment, supports the development and evaluation of bids, and coordinates contracted services to ensure compliance, accountability, and efficiency in school nutrition operations.

### **ESSENTIAL DUTIES:**

- Assist in purchasing supplies and equipment for the School Nutrition Department through competitive bidding, informal quotations, and negotiations in compliance with district, state, and federal rules.
- Develop, maintain, and manage bid documents for food, paper goods, chemicals, commodities, and contracted services.
- Place, monitor, and track USDA Foods commodity allocations; oversee the Department of Defense (DoD) produce program; and coordinate Fresh Fruit and Vegetable Program (FFVP) orders.
- Receive, inventory, and distribute USDA Foods and produce to schools, ensuring timely delivery, accurate tracking, and appropriate utilization of overages.
- Prepare and submit all school nutrition reimbursement claims in accordance with USDA and state guidelines.



- Maintain accurate files, reports, and records to support audits, program reviews, and regulatory compliance.
- Track equipment warranties and ensure warranty claims are processed in a timely manner.
- Prepare correspondence, reports, purchase orders, payment authorizations, and related documents using current software systems.
- Ensure food and supply deliveries align with production needs at each campus.
- Maintain knowledge of, and comply with, state, district, and school policies and regulations related to assigned duties.
- Build and maintain positive working relationships with staff, vendors, and stakeholders.
- Attend state and local meetings and trainings as required.
- Provide support in other School Nutrition positions as needed to ensure staff coverage and program continuity.
- Perform other related duties as assigned.
- These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.
- Performs functions of other nutritional services positions, as needed, for the purpose of ensuring adequate staff coverage within site nutritional services operations.

#### **REQUIRED KNOWLEDGE, SKILLS AND ABILITIES:**

- Knowledge of the National School Lunch Program & School Breakfast Program
- Knowledge of the Seamless Summer Feeding Program
- Knowledge of the Healthy, Hunger-Free Kids Act of 2010 and implementation guidelines
- Knowledge of the management and supervision of a school nutrition operation, including the principle and practices of school nutrition program development, administration and evaluations.
- Knowledge of HACCP (Hazard Analysis Critical Control Points) requirement for food sanitation and development of SOPs (Standard Operational Procedures)
- Ability to develop and implement ‘Action Plans’ for identified deficiencies and maintain a professional working relationship with school nutrition staff and principals
- Ability to operate a variety of office and kitchen equipment

- Ability to utilize mathematical formulas; add and subtract totals; multiply and divide; determine percentages
  - Must be knowledgeable of Microsoft products
  - Knowledge of the policies, procedures, and activities of the School System and School Nutrition laws and regulations as they pertain to the performance of duties relating to the position of School Nutrition Inventory Control Specialist.
- 

### **QUALIFICATIONS:**

- High School Diploma/GED
  - Strong knowledge of Excel and/or Access use of spreadsheet development.
  - Knowledge of the Horizon Software program is a plus.
  - College graduate is preferred with an emphasis in Nutrition and Food Service Management.
  - Certification by the School Nutrition Association and SNS is also preferred.
- 

### **EVALUATION:**

- Conducted by the immediate supervisor or designee in accordance with the provisions of the Rutherford County Board of Education policy on evaluation of classified personnel.