



## **MINUTES**

### **INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION**

**Wednesday February 11, 2026**

**8:30 AM & 1:00 PM**

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

I. Call To Order

II. Roll Call

Members present included: Mr. Bruce Pierce, Ms. Deb Dawson, and Mr. Derrick Starks. Also present were Danielle Hancock, and Nathan Burton, with the Office of the Property Assessor.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 042 16 0 232.00  
136 Gallatin Pike, Madison TN 37115

Motion to No Change the Total value of \$10,104,000, by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$2,809,600, and Improvement value of \$7,294,400.

TM Investments, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 072 13 0 409.00  
1305 Gallatin Ave, Nashville TN 37206

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks,  
unanimously approved.

Northlake Village Shopping Center, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 086 00 0 089.00  
5502 Old Hickory Blvd, Hermitage TN 37076

At the request of the appellant, this appeal is hereby withdrawn.

Vita Investment Group, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 105 07 0 418.00  
1421 4<sup>th</sup> Ave S, Nashville TN 37210

At the request of the appellant, this appeal is hereby withdrawn.

Salah Jamal Ayesh  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 106 01 0 053.00  
410 Murfreesboro Pike, Nashville TN 37210

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks,  
unanimously approved.

Salah Jamal Ayesh  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 106 16 0 046.00  
1041 Murfreesboro Pike, Nashville TN 37217

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks,  
unanimously approved.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 135 00 0 399.00  
2240 Murfreesboro Pike, Nashville TN 37217

At the request of the appellant, this appeal is hereby withdrawn.

Salah Ayesh  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 163 00 0 170.00  
5316 Mt View Rd, Antioch TN 37013

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks,  
unanimously approved.

Kroger Limited Partnership I  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 181 00 0 256.00  
6690 Nolensville Pike, Brentwood TN 37027

Motion to No Change the Total value of \$11,494,900, by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value of \$5,836,200, and Improvement value of \$5,658,700.

This concluded the morning session. With agreement of all the parties, the independent MBOE heard of the 1:00 PM session appeals

1:00 PM

Uptown Investment Group, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 093 05 4 022.00  
169 Rosa L Parks Blvd, Nashville TN 37203

Motion to Continue this parcel until tomorrow, 02/12/2026 at 1:00 PM, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Customs House Associates, LTD.  
Larry Cargile with Ryan, LLC, appeared  
Parcel ID 093 06 0 000.00 001  
701 Broadway, Nashville TN 37203

Motion to Change the Total value to \$27,720,000, by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value reduced to \$27,514,100, and Improvement value of \$205,900.

Christesen, LTD.  
Larry Cargile with Ryan, LLC, appeared  
Parcel ID 093 10 0 130.00  
110 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$17,000,000, by Bruce Pierce, second by Derrick Starks, unanimously approved. Land value reduced to \$16,906,500, and Improvement value of \$93,500.

HJL L.P.  
Larry Cargile with Ryan, LLC, appeared  
Parcel ID 095 04 0 032.00  
208 McGavock Pike, Nashville TN 37214

Motion to Change the Total value to \$1,240,000, by Derrick Starks, second by Bruce Pierce, unanimously approved. Land value of \$940,900, and Improvement value reduced to \$299,100.

Y World Investment, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 119 09 0 199.00  
2855 Logan St, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Tristar Ventures, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 134 00 0 196.00  
97 B Wallace Rd, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Brothers Forever, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 134 13 0 185.00  
234 Largo Dr, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Tristar Ventures, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 134 13 0 242.00  
200 Largo Dr, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Tristar Ventures, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 134 13 0 245.00  
4928 Linbar Dr, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Y World Investment, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 149 00 0 289.00  
2545 Murfreesboro Pike, Nashville TN 37217

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Samone Investment, LLC & American Estate & Trust  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 161 00 0 100.00  
5814 Nolensville Pike, Nashville TN 37211

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks, unanimously approved.

Y World Investment, LLC  
Derrick Hammond with Ryan, LLC, appeared  
Parcel ID 162 00 0 289.00  
1309 Bell Rd, Antioch TN 37013

Motion to continue this parcel to a date to be determined, by Bruce Pierce, second by Derrick Starks,  
unanimously approved.

VI. Adjournment

Motion to adjourn by Bruce Pierce, second by Derrick Starks, unanimously approved.

Meeting adjourned 10:35 AM.

**ATTEST:**

**APPROVED:**

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