



## **MINUTES**

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

**Thursday February 19, 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. Alexa Backner, and Mr. John Green. Also present were Danielle Hancock, and Elias Anderson, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair, not begin present for this meeting, the independent MBOE elected Ms. Alexa Backner, Temporary Chair, for this meeting, Motion by John Green, second by Bruce Pierce, unanimously approved.

- III. Review and Approval of Minutes: .
- IV. Public Comment Period
- V. Appeals:

8:30 AM

Graybar Electric Co., Inc.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 105 02 0 031.00  
825 8<sup>th</sup> Ave S, Nashville TN 37203

Motion to Change the Total value to \$19,198,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$19,197,000 and Improvement value reduced to \$1,000.

Tennessee M-H, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 00 0 033.00  
1501 Elm Hill Pike, Nashville TN 37210

Motion to Change the Total Land value to \$4,302,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,302,000.

OLP Nashville TN, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 00 0 036.00  
1601 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total value of \$10,583,300, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$5,568,000 and Improvement value of \$5,015,300.

CAPAX, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 00 0 171.00  
1612 Elm Hill Pike, Nashville TN 37210

Motion to No Change the Total value of \$7,565,100, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,473,300 and Improvement value of \$1,091,800.

Warehouse Ventures, GP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 02 0 054.00  
908 Twin Elms Ct, Nashville TN 37210

Motion to Change the Total value to \$2,610,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,934,100 and Improvement value reduced to \$675,900.

IV5 733 Massman Drive LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 04 0 019.00  
733 Massman Dr, Nashville TN 37210

Motion to No Change the Total value of \$4,944,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,966,000 and Improvement value of \$978,500.

Freshpoint Nashville, Inc.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 04 0 023.00  
740 Massman Dr, Nashville TN 37210

Motion to No Change the Total value of \$4,710,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$4,608,000 and Improvement value of \$102,500.

201 Blanton Ave, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 06 0 088.00  
201 Blanton Ave, Nashville TN 37210

Motion to Change the Total value to \$2,116,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$545,700 and Improvement value reduced to \$1,570,300.

CLP Nashville, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 09 0 018.00  
1133 Polk Ave, Nashville TN 37210

Motion to No Change the Total value of \$12,626,900, by Bruce Pierce, second by John Green, unanimously approved. Land value of \$4,258,000 and Improvement value of \$8,368,900.

345 Hill Ave LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 106 11 0 018.00  
345 Hill Ave, Nashville TN 37210

Motion to Change the Total value to \$5,100,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$1,524,200 and Improvement value reduced to \$3,575,800.

G-M Joint Venture  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 107 00 0 098.00  
1854 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total value of \$11,026,500, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$6,060,000 and Improvement value of \$4,966,500.

First Industrial, L.P.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 107 00 0 124.00  
1931 Air Lane Dr, Nashville TN 37210

Motion to No Change the Total value of \$12,072,200, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$12,072,000 and Improvement value of \$200.

SL7 Nashville Industrial, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 107 00 0 150.00  
230 Ellery Ct, Nashville TN 37214

Motion to No Change the Total value of \$10,266,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,591,800 and Improvement value of \$7,674,800.

First Industrial, L.P.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 107 00 0 163.00  
211 Ellery Ct, Nashville TN 37214

Motion to No Change the Total value of \$10,617,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$2,980,600 and Improvement value of \$7,637,000.

This concluded the morning session at 11:15 AM; Motion to recess until the 1:00 PM session by John Green, second by Bruce Pierce, unanimously approved.

VI. Roll Call

Members present included: Dr. Trutt Ellis, Ms. Melba Jackson, and Mr. Bruce Pierce. Also present were Herman Ruben and Elias Anderson, with the Office of the Property Assessor.

**\*\*NOTE\*\*** Due to the Chair nor Vice Chair, being present for this meeting, the independent MBOE elected Ms. Melba Jackson, Temporary Chair, for this meeting, Motion by Truitt Ellis, second by Bruce Pierce, unanimously approved.

VII. Review and Approval of Minutes: .Review and Approval of the independent MBOE meetings from the following dates: December 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup>, 2025. January 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup>, 15<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, and January 29<sup>th</sup>, 2026, Motion by Truitt Ellis, second by Bruce Pierce, unanimously approved.

1:00 PM

2000 SHR Unit 17, LLC  
Miad Ballai, Owner  
Parcel ID 070 13 0K 017.00  
2000 S Hamilton Rd #17, Nashville, TN 37218

This appeal was originally scheduled for 10/15/2025; The independent MBOE requested a Filed Review. Upon completion of the Field Review, the square footage the Office of the Assessor of Property has is correct.

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

Massman Properties, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 107 01 0 052.00  
820 Massman Dr, Nashville TN 37210

Motion to No Change the Total value of \$2,535,700 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$2,124,000 and Improvement value of \$411,700.

AERO Nashville, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 108 00 0 066.00 003  
0 Donelson Pike, Nashville TN 37214

Motion to Change the Total value to \$11,450,000 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$1,144,000 and Improvement value reduced to \$10,306,000.

Warehouse Ventures, GP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 118 03 0 075.00  
505 Ligon Dr, Nashville TN 37204

Motion to Change the Total value to \$2,170,000 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,000,000 and Improvement value reduced to \$170,000.

Robert J. Moody, Jr.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 118 07 0 037.00  
2705 Greystone Rd, Nashville TN 37204

Motion to Change the Total value to \$1,300,000 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value increased to \$1,299,000 and Improvement value reduced to \$1,000.

Maynard-Select Properties, G.P.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 118 16 0 072.00  
617 Norris Ave, Nashville TN 37204

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

Averitt Properties, Inc.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 119 16 0 015.00  
0 Glencliff Rd, Nashville TN 37211

Motion to No Change the Total Land value of \$287,400 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$287,400.

Averitt Properties, Inc.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 119 16 0 016.00  
0 Glencliff Rd, Nashville TN 37211

Motion to No Change the Total Land value of \$736,300 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$736,300.

Averitt Properties, Inc.  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 119 16 0 091.00  
1 Averitt Express Dr, Nashville TN 37211

Motion to No Change the Total value of \$17,093,200 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$7,854,800 and Improvement value of \$9,238,400.

BNA Owner, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 120 00 0 159.00  
2 Dell Pkwy, Nashville TN 37217

Motion to Change the Total value to \$76,200,000 by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$4,463,200 and Improvement value reduced to \$71,736,800.

RECINATION TN 1, LLC  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 00 0 075.00  
1360 Pleasant Hill Rd, Nashville TN 37214

Motion to No Change the Total value of \$10,265,800 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$656,900 and Improvement value of \$9,608,900.

DG Nashville Airport East Property Owner, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 00 0 267.00  
600 Airpark Commerce Dr, Nashville TN 37217

Motion to No Change the Total value of \$51,709,200 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$2,481,300 and Improvement value of \$49,227,900.

Haven Airport Logistics, LLC & LHC Airport Logistics  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 00 0 274.00  
1922 Old Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$27,883,000 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$752,800 and Improvement value reduced to \$27,130,200.

Haven Airport Logistics, LLC & LHC Airport Logistics  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 00 0 275.00  
1922 Old Murfreesboro Pike, Nashville TN 37217

Motion to Change the Total value to \$20,730,000 by Truitt Ellis, second by Bruce Pierce, unanimously approved. Land value of \$355,200 and Improvement value reduced to \$20,374,800.

DG Nashville Airport East Property Owner, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 11 0A 001.00  
501 Airpark Commerce Dr, Nashville TN 37217

Motion to No Change the Total value of \$24,660,700 by Bruce Pierce, second by Truitt Ellis, unanimously approved. Land value of \$1,037,900 and Improvement value of \$23,622,800.

DG Nashville Airport East Property Owner, LP  
Cody Anderson and Malik Thompson with Ryan, LLC, appeared  
Parcel ID 121 11 0A 004.00  
700 Airpark Commerce Dr, Nashville TN 37217

Motion to No Change the Total value of \$41,257,500 by Bruce Pierce, second by Truitt Ellis,  
unanimously approved. Land value of \$1,649,900 and Improvement value of \$39,607,600.

VIII. Adjournment

Motion to adjourn by Truitt Ellis, second by Bruce Pierce, unanimously approved.

Meeting adjourned 3:30 PM.

**ATTEST:**

**APPROVED:**

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