



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Wednesday February 25, 2026

8:30 AM & 1:00 PM

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

I. Call To Order

II. Roll Call

Members present included: Ms. Lori Caste, Mr. John Green, and Ms. Melba Jackson. Also present were Danielle Hancock, and Nathan Burton, 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, Motion by John Green, second by Lori Caste, unanimously approved.

III. Review and Approval of Minutes: .

IV. Public Comment Period

V. Appeals:

8:30 AM

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

At the request of the appellant, this appeal is hereby withdrawn.

Salah Ayesb
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 104 04 0 063.00
915 18th Ave S, Nashville TN 37212

At the request of the appellant, this appeal is hereby withdrawn.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 0 417.00
1423 4th Ave S, Nashville TN 37210

At the request of the appellant, this appeal is hereby withdrawn.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 0 488.00
1413 4th Ave S, Nashville TN 37210

At the request of the appellant, this appeal is hereby withdrawn.

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

At the request of the appellant, this appeal is hereby withdrawn.

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

At the request of the appellant, this appeal is hereby withdrawn.

TM Investments, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 134 13 0 183.00
238 Largo Dr, Nashville TN 37211

Motion to Change the Total value to \$640,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$143,700 and Improvement value reduced to \$496,300.

Tristar Ventures, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 134 13 0 184.00
236 Largo Dr, Nashville TN 37211

Motion to Change the Total value to \$590,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$130,700 and Improvement value reduced to \$459,300.

Tristar Ventures, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 148 00 0 086.00
948 Richards Rd, Antioch TN 37013

Motion to Change the Total value to \$1,120,000, by John Green, second by Lori Caste,
unanimously approved. Land value of \$84,300 and Improvement value reduced to \$1,035,700.

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

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

Freeland Realty, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 260.00
5321 Hickory Hollow Pkwy, Antioch TN 37013

Motion to No Change the Total value of \$11,048,300, by John Green, second by Lori Caste,
unanimously approved. Land value of \$3,537,100 and Improvement value of \$7,511,200.

Freeland Realty, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 266.00
5351 Hickory Hollow Pkwy, Antioch TN 37013

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

Freeland Realty, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 267.00
5365 Hickory Hollow Pkwy, Antioch TN 37013

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

FR3 LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 425.00
5721 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total value of \$1,643,100, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,395,900 and Improvement value of \$247,200.

Freeland Realty 3, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 163 00 0 426.00
5715 Crossings Blvd, Antioch TN 37013

Motion to No Change the Total Land value of \$1,636,500, by John Green, second by Lori Caste,
unanimously approved. Land value of \$1,636,500.

Freeland Realty 3, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 174 00 0 211.00
5800 Crossings Blvd, Antioch TN 37013

Motion to Change the Total value to \$5,315,000, by John Green, second by Lori Caste, unanimously approved. Land value of \$1,880,900 and Improvement value reduced to \$3,434,100.

This concluded the morning session at 9:45 AM; Motion to recess until the 1:00 PM session by John Green, second by Lori Caste, unanimously approved.

VI. Roll Call

Members present included: Mr. Bruce Pierce, Mr. Michael Milliner, and Ms. Alexa Backner. Also present were Danielle Hancock, Nathan Burton, and Joel Phillips, with the Office of the Property Assessor. Caleb Marlowe, Nick Ruiz, and Derrick Hammond with Ryan, LLC were also present.

****NOTE**** Due to the Chair, nor Vice Chair, being present for this meeting, the independent MBOE elected Ms Alexa Backner, Temporary Chair, for this meeting, Motion by Michael Millinet, second by Bruce Pierce, unanimously approved.

1:00 PM

O.I.C. Lindsey Corner Condominium
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 091 12 4B 900.00
410 B 42nd Ave N, Nashville TN 37209

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

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 11 0 364.00
1919 Charlotte Ave, Nashville TN 37203

Motion to Change the Total value to \$6,871,200, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$5,728,800 and Improvement value reduced to \$1,142,400

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 12 0 050.00
1917 Charlotte Ave, Nashville TN 37203

Motion to No Change the Total value of \$1,838,700, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,813,200 and Improvement value of \$25,500

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 12 0 051.00
332 20th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,955,600, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,920,000 and Improvement value of \$35,600

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 12 0 052.00
330 20th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,944,300, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,920,000 and Improvement value of \$24,300.

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 12 0 053.00
328 20th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,945,100, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,920,000 and Improvement value of \$25,100.

HRT of Tennessee LLC
Caleb Marlowe and Nick Ruiz with Ryan, LLC, appeared
Parcel ID 092 12 0 054.00
326 20th Ave N, Nashville TN 37203

Motion to No Change the Total value of \$1,945,100, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,920,000 and Improvement value of \$25,100.

Oat Properties, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 092 16 0 020.00
2001 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$4,900,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,843,000 and Improvement value of \$57,000.

3310 West End, LLC
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 104 06 0 015.00
3311 Fairmont Dr, Nashville TN 37203

Motion to No Change the Total value of \$4,237,800, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$4,181,800 and Improvement value of \$56,000.

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 No Change the Total value of \$3,114,700, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$695,200 and Improvement value of \$2,419,500.

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 No Change the Total value of \$829,200, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$291,900 and Improvement value of \$537,300.

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

Motion to No Change the Total value of \$678,700, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$130,700 and Improvement value of \$548,000.

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

Motion to No Change the Total value of \$431,500, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$174,200 and Improvement value of \$257,300.

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

Motion to No Change the Total value of \$3,933,600, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$300,600 and Improvement value of \$3,633,000.

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

Motion to No Change the Total value of \$4,196,800, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$1,104,200 and Improvement value of \$3,092,600.

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 No Change the Total value of \$3,992,000, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$2,178,000 and Improvement value of \$1,814,000.

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 No Change the Total value of \$6,349,400, by Michael Milliner, second by Bruce Pierce, unanimously approved. Land value of \$3,702,600 and Improvement value of \$2,646,800.

Signature Flight Support Corporation
Derrick Hammond with Ryan, LLC, appeared
Parcel ID 107 00 0 050.00 008
0 Hangar Ln, Nashville TN 37217

Motion to No Change the Total Improvement value of \$8,093,800, by Michael Milliner, second by Bruce Pierce, unanimously approved. Improvement value of \$8,093,800.

VII. Adjournment

Motion to adjourn by Michael Milliner, second by Bruce Pierce, unanimously approved.

Meeting adjourned 2:55 PM.

ATTEST:

APPROVED:
