



MINUTES

INDEPENDENT METROPOLITAN BOARD OF EQUALIZATION

Monday March 30, 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: Dr. Truitt Ellis, Mr. Carnell Scruggs, and Ms. Deb Dawson. Also present were Herman Ruben, and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, and Jake Jameson with Ryan, LLC

- III. Review and Approval of Minutes: Approval of the Minutes from March 23, 2026, and March 24, 2026, Motion by Truitt Ellis, second by Carnell Scruggs, unanimously approved.

- IV. Public Comment Period

- V. Appeals:

8:30 AM

Dollar General Corporation
Cody Anderson with Ryan, LLC, appeared
Parcel ID 026 00 0 129.00
100 Mission Ridge Dr, Goodlettsville TN 37072

Motion to Change the Total value to \$61,900,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$3,328,000 and Improvement value reduced to \$58,572,000.

XPO LTL Properties, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 068 00 0 084.00
7300 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total value of \$24,472,200, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$10,876,000 and Improvement value of \$13,596,200.

XPO LTL Properties, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 079 00 0 084.00
0 Centennial Blvd, Nashville TN 37209

Motion to No Change the Total Land value of \$59,000, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$59,000.

Reel Broadcasting Co., Inc.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 10 0 010.00
631 Mainstream Dr, Nashville TN 37228

Motion to Change the Total value to \$4,430,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$1,489,900 and Improvement value reduced to \$2,940,100.

Mainstream Office Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 10 0 014.00
621 Mainstream Dr, Nashville TN 37228

Motion to Change the Total value to \$16,150,000, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$5,306,200 and Improvement value reduced to \$10,843,800.

500 Great Circle Road Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 11 0 011.00
500 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$14,855,700, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$8,586,200 and Improvement value of \$6,269,500.

Nashville Income Partners, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 16 0 007.00
227 French Landing Dr, Nashville TN 37228

Motion to No Change the Total value of \$16,637,800, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$6,442,500 and Improvement value of \$10,195,300.

Titanville LL, LP
Jake Jameson with Ryan, LLC, appeared
Parcel ID 070 16 0 014.00
44 Vantage Way, Nashville TN 37228

Motion to Change the Total Land value to \$7,500,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value reduced to \$7,500,000.

Titanville TT, LP
Jake Jameson with Ryan, LLC, appeared
Parcel ID 070 16 0 014.00 001
0 Vantage Way, Nashville TN 37228

Motion to Change the Total Improvement value to \$14,500,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Improvement value reduced to \$14,500,000.

BPAZ Holdings 6, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 16 0 019.00
240 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$10,473,000, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$6,612,400 and Improvement value of \$3,860,600.

Nashville TN I SGF, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 070 16 0 020.00
200 Athens Way, Nashville TN 37228

Motion to No Change the Total value of \$45,070,800, by Truitt Ellis, second by Carnell Scruggs, unanimously approved. Land value of \$11,771,700 and Improvement value of \$33,299,100.

BPAZ Holdings 6, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 071 13 0 019.00
230 Great Circle Rd, Nashville TN 37228

Motion to No Change the Total value of \$8,902,900, by Carnell Scruggs, second by Truitt Ellis, unanimously approved. Land value of \$6,128,900 and Improvement value of \$2,774,000.

This concluded the morning session at 11:40 AM; Motion to recess until the 1:00 PM session by Carnell Scruggs, second by Truitt Ellis, unanimously approved.

VI. Roll Call

Members present included: Mr. John Green, Mr. Bruce Pierce, and Ms. Alexa Backner. Also present were Herman Ruben and Joel Phillips, with the Office of the Property Assessor. Also present were Cody Anderson, and Jake Jameson with Ryan, LLC.

****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 John Green, second by Bruce Pierce, unanimously approved.

VII. Appeals:

1:00 PM

Curt Hahn
Cody Anderson with Ryan, LLC, appeared
Parcel ID 081 04 0 237.00
601 Dominican Dr, Nashville TN 37228

Motion for a Field Review to correctly ascertain the square footage of this property, by John Green, second by Bruce Pierce, unanimously approved.

Michael D. Shmerling
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 287.00
1906 Church St, Nashville TN 37203

Motion to Change the Total value to \$2,070,100, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$2,069,100 and Improvement value reduced to \$1,000.

Signature Center, G.P.
Jake Jameson with Ryan, LLC, appeared
Parcel ID 092 12 0 288.00
1900 Church St, Nashville TN 37203

Motion to Change the Total value to \$8,092,600, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$5,100,000 and Improvement value reduced to \$2,992,600.

Signature Center, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 092 12 0 523.00
1901 State St, Nashville TN 37203

Motion to No Change the Total value of \$7,247,400, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$3,400,000 and Improvement value of \$3,847,400.

Plaza 18, L.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 298.00
1800 Church St, Nashville TN 37203

Motion to Change the Total value to \$9,200,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$9,199,800 and Improvement value of \$200.

Michael D. Shmerling Partners, G.P.
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 407.00
118 19th Ave N, Nashville TN 37203

Motion to Change the Total value to \$2,287,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,286,000 and Improvement value reduced to \$1,000.

Michael D. Shmerling & Co., LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 12 0 521.00
1814 Hayes St, Nashville TN 37203

Motion to Change the Total value to \$2,287,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value reduced to \$2,286,000 and Improvement value reduced to \$1,000.

Nashville West End Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 157.00
1801 West End Ave, Nashville TN 37203

Motion to No Change the Total value of \$56,747,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$9,833,700 and Improvement value of \$46,913,300.

Nashville West End Owner, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 173.00
1800 Broadway, Nashville TN 37203

Motion to No Change the Total value of \$29,782,900, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$14,432,600 and Improvement value of \$15,350,300.

Nashville Moore Property, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 092 16 0 267.00
827 19th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$63,902,700, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$12,545,200 and Improvement value of \$51,357,500.

NP 18th & Chet, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 092 16 0 358.00
818 18th Ave S, Nashville TN 37203

Motion to No Change the Total value of \$42,230,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$11,665,400 and Improvement value of \$30,564,600.

PEP Music Square, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 092 16 0 361.00
900 18th Ave S, Nashville TN 37212

Motion to Change the Total value to \$8,974,360, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$8,973,360 and Improvement value reduced to \$1,000.

PEP Music Square, LLC
Jake Jameson with Ryan, LLC, appeared
Parcel ID 092 16 0 373.00
49 Music Sq W, Nashville TN 37203

Motion to Change the Total value to \$8,015,640, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$4,530,240 and Improvement value reduced to \$3,485,400.

TC 414 Union Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 02 3 188.00
414 Union St, Nashville TN 37219

Motion to Change the Total value to \$70,000,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$18,319,000 and Improvement value reduced to \$51,681,000.

Square Investment Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 02 3 156.00
201 Union St, Nashville TN 37201

Motion to Change the Total value to \$3,735,000, by John Green, second by Bruce Pierce, unanimously approved. Land value reduced to \$3,355,800 and Improvement value of \$379,200.

Square Investment Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 02 4 003.00
222 2nd Ave N, Nashville TN 37201

Motion to Change the Total value to \$29,880,000, by John Green, second by Bruce Pierce, unanimously approved. Land value of \$17,407,500 and Improvement value reduced to \$12,472,500.

Square Investment Holdings, LLC
Cody Anderson with Ryan, LLC, appeared
Parcel ID 093 02 4 006.00
214 2nd Ave N, Nashville TN 37201

Motion to Change the Total value to \$7,885,000, by John Green, second by Bruce Pierce,
unanimously approved. Land value of \$7,174,000 and Improvement value reduced to \$711,000.

VIII. Adjournment

Motion to adjourn by John Green, second by Bruce Pierce, unanimously approved.

Meeting adjourned 4:30 PM.

ATTEST:

APPROVED:
