

**Millersville Board of Commissioners  
Work Session Agenda  
Tuesday, September 3, 2024, at 6:00 P.M.  
At Millersville City Hall**

- 1. Call to Order.**
- 2. Invocation and Pledge of Allegiance.**
- 3. City Department Updates**
  - a) Building and Planning**
  - b) Parks Department**
  - c) Fire Department**
  - d) Police Department**
  - e) Codes**
  - f) Public Works Department**
- 4. Citizens' Comments**
- 5. City Attorney's Comments**
- 6. City Manager's Comments**
- 7. Commissioners' Comments**
- 8. Adjournment**

## BUILDING AND PLANNING



# City of Millersville Planning Commission Application

1246 Louisville Highway Millersville, TN 37072  
Phone: (615) 859-0880 Fax (615) 851-1825  
planning@cityofmillersville.com

## Cener-11 Information:

Project Name: Bethel Ridge Phase 2 \_\_\_\_\_ Date: 2/14/2024; \_\_\_\_\_

Applicant Name: Ted Stevenson \_\_\_\_\_

Applicant Email: tstevenson@ragansmith.com \_\_\_\_\_ Phone: 615-244-8591 \_\_\_\_\_

Property Owner Name: Bethel Ridge, LLC \_\_\_\_\_

Property Owner Email: mnatelli@natelli.com \_\_\_\_\_ Phone: 301-670-4020 \_\_\_\_\_

Project Address: Bethel Ridge Road \_\_\_\_\_

County: Sumner \_\_\_\_\_ Robertson, I \_\_\_\_\_

Map: 126 \_\_\_\_\_ Group: \_\_\_\_\_ Parcel ID: 79 \_\_\_\_\_

Current Zoning: -G/C/RR \_\_\_\_\_

## Type of Application

Site-Plan Approval

Zoning Amendment (Rezone)\*

Subdivision  Major  Minor

Plat Approval  Preliminary  final

Other (specify): \_\_\_\_\_

### Rezone Only (Proposed Zoning)

Rural Residential (RR)

General Commercial (GC)

Estate Residential (ER)

Heavy Commercial (HC)

Suburban Residential (SR)

District 1  District 2

Industrial (I)

**Required Signatures:**

**PROPERTY OWNER(S) OR AUTHORIZED AGENT:**

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.) I understand that the Applicant listed below is the point of contact for the City of Millersville concerning this application.

Property Owner (printed): M. (h) ...  
Address: SOG MeA... 5... G... J0 S9-8  
Phone: 50... q Lf4 Email: ... L • c o ...

Signature:  Date: 9/21/23

Authorized Agent (printed): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

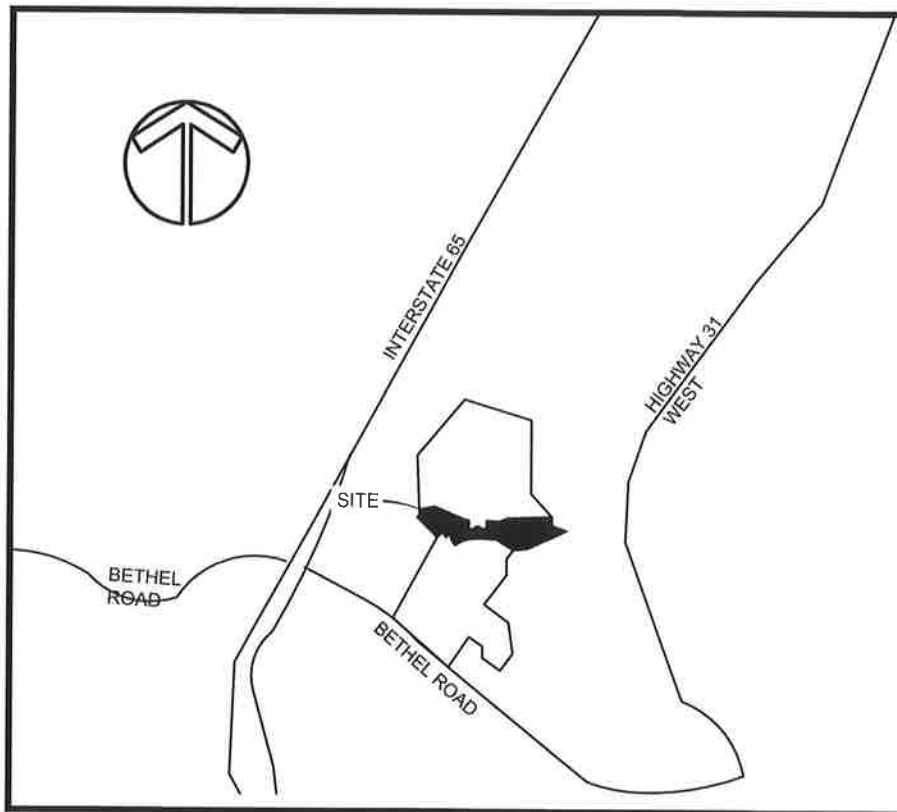
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT:**

NOTE: I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal lacks any of the information required for the application type, and if incomplete will not be heard by the Planning Commission. I also understand that other information may be requested by staff, the Planning Commission and/or the City Commission during review, relevant to the request. As the point of contact for this application I understand that it is my responsibility to share information with others as needed.

Authorized Agent (printed): Ted Stevenson  
Address: 315 Woodland St., Nashville, TN 37206  
Phone: 615-244-8591 Email: tstevenson@Ragansmith.com

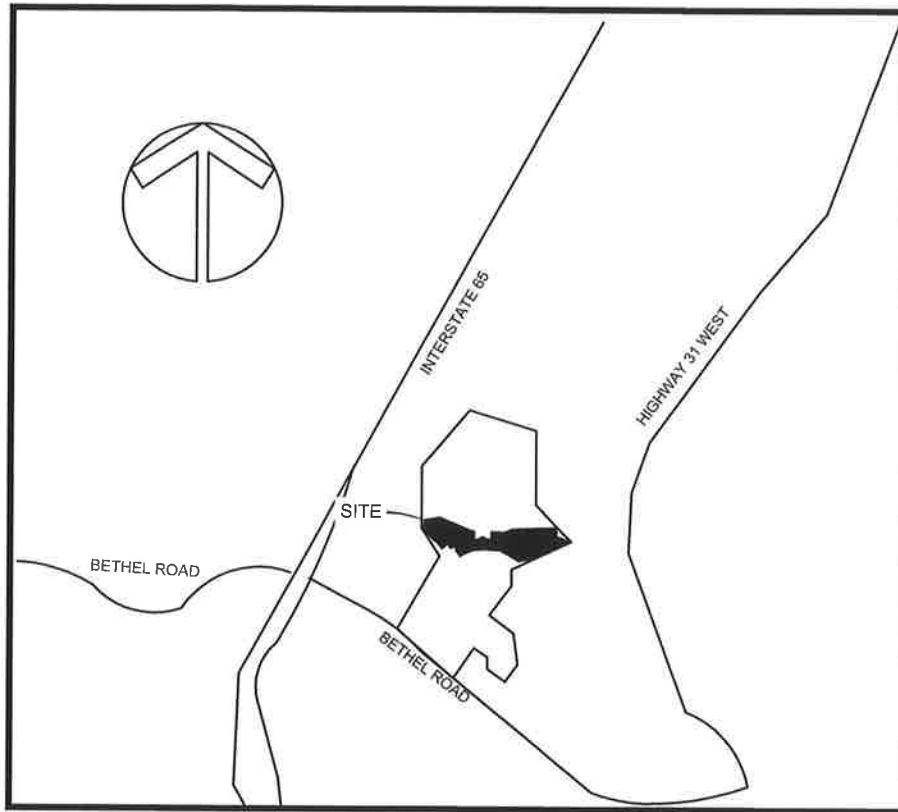
Signature:  Date: 2/14/2024



VICINITY MAP  
(N.T.S.)

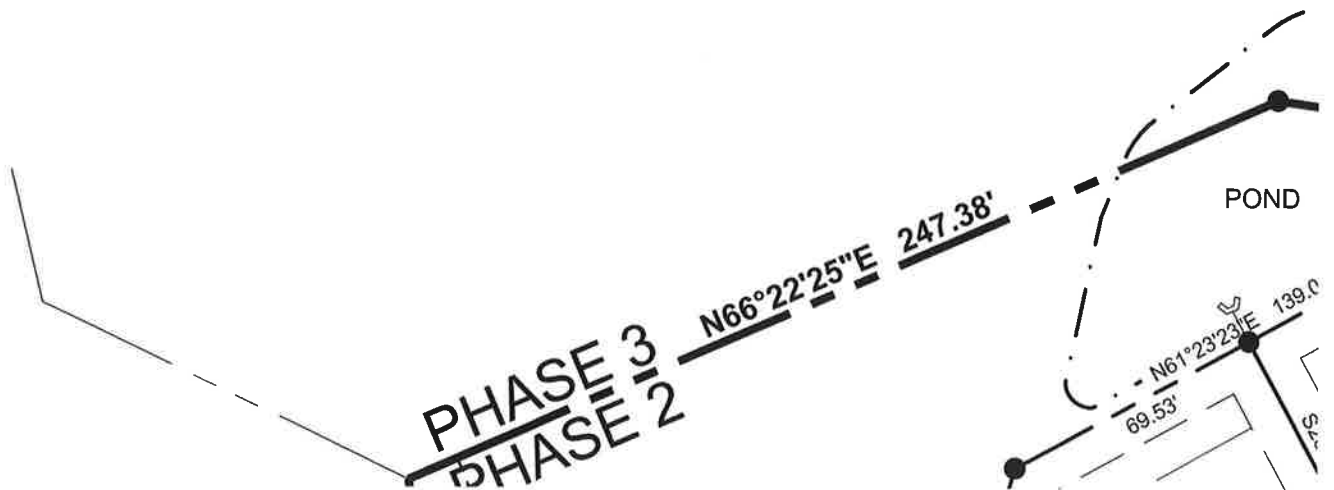
## GENERAL NOTES

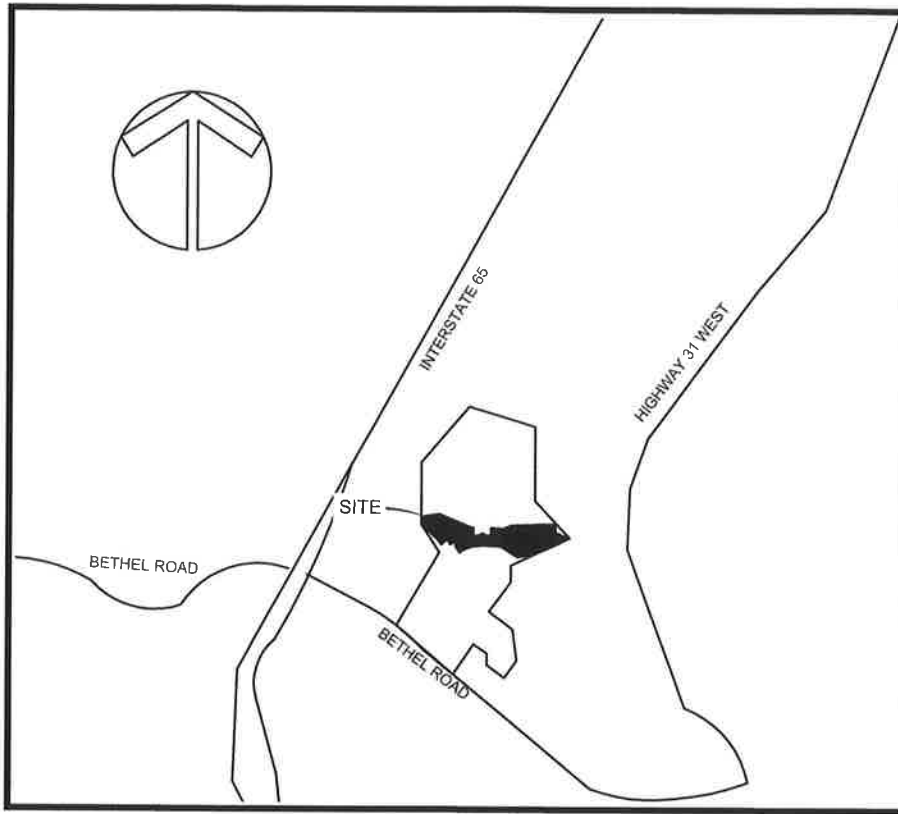
1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 RESIDENTIAL LOTS, 2 OPEN SPACES AND TO DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS CURRENTLY ZONED GC/RR (GENERAL COMMERCIAL/RURAL RESIDENTIAL).
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN NO SPECIAL FLOOD HAZARD AREA, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47165C0262G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; PANEL NOT PRINTED.
5. BEING A PORTION OF PARCEL NUMBERS 79 AS SHOWN ON ROBERTSON COUNTY PROPERTY MAP 126.
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN



VICINITY MAP  
(N.T.S.)

CURVE	RADIUS
C1	825.0'
C2	25.00'
C3	25.00'
C4	25.00'
C5	25.00'
C6	62.00'
C7	25.00'
C8	825.0'
C9	875.0'
C10	36.00'
C11	62.00'
C12	36.00'
C13	925.0'
C14	775.0'





VICINITY MAP  
(N.T.S.)

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
58	7028.95	0.16
59	6600.00	0.15
60	8746.07	0.20
61	11065.74	0.25
62	10328.05	0.24
63	10328.05	0.24
64	10328.05	0.24
65	9931.66	0.23
66	7268.23	0.17
67	6600.00	0.15
68	7320.00	0.17
69	8797.25	0.20
70	7508.08	0.17
71	8624.07	0.20
72	8229.20	0.19
73	6959.30	0.16
74	8524.07	0.20
75	7011.39	0.16
76	7015.26	0.16
77	7012.95	0.16

**ORDINANCE NO. 24-807**

**AN ORDINANCE TO AMEND THE MILLERSVILLE ZONING MAP (SUMNER COUNTY) FROM RURAL RESIDENTIAL TO ESTATE RESIDENTIAL AT 1020 WINDING RIDGE ROAD**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial, industrial uses; and,

**WHEREAS**, the City's Comprehensive Plan defines the area as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character.; and,

**WHEREAS**, The City of Millersville Planning Commission on Tuesday, August 13, 2024, reviewed and approved the rezoning request; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF MILLERSVILLE, TENNESSEE THAT THE FOLLOWING APPLY:**

**SECTION 1.** That the City of Millersville Zoning Map be amended from Sumner County Rural Residential to Estate Residential, for the property included in "EXHIBIT A" and described as follows:

21.29 ACRES AS REFERENCED AS PART OF SUMNER COUNTY TAX MAP 118, PARCELS 06702 AND 06705/ SUBJECT PROPERTIES AT 1020 WINDING RIDGE ROAD. "EXHIBIT A".

**SECTION 2.** That the Board of Commissioners of the City of Millerville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Millersville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Commissioners, and publication, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Millersville, the most restrictive shall in all cases apply.



First Reading: September 3, 2024

Second Reading: , 2024

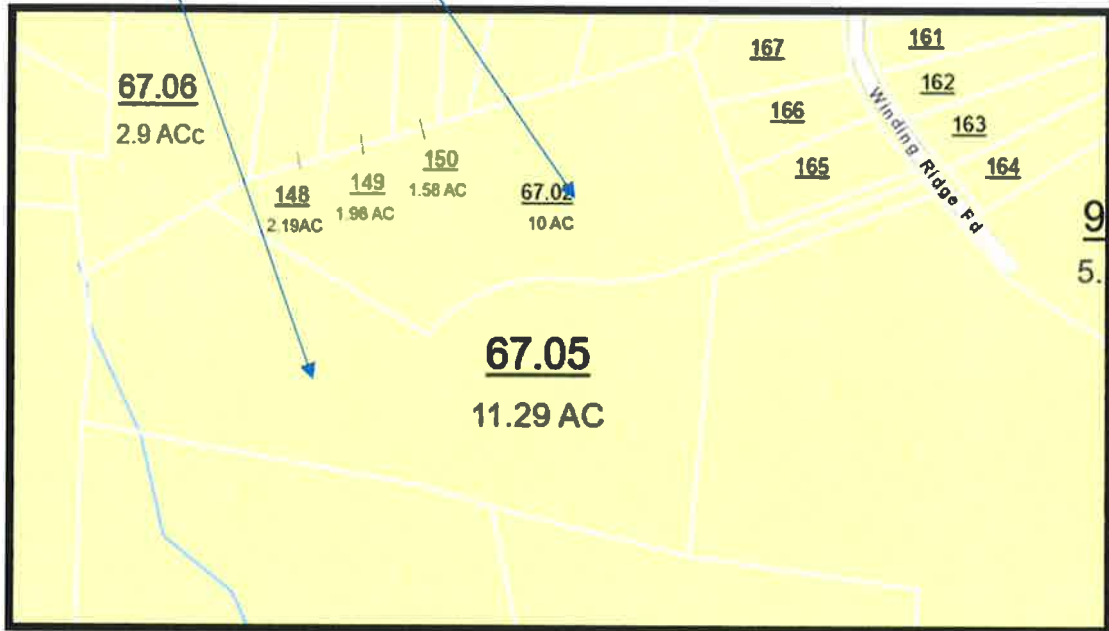
\_\_\_\_\_  
Tommy Long, Mayor

ATTEST:

\_\_\_\_\_  
Judy Florendo, City Recorder

**ORDINANCE NO 24-807-**  
**“EXHIBIT A”**

21020 Winding Ridge Road





# City of Millersville Planning Commission Application

1246 Louisville Highway Millersville, TN 37072  
Phone: (615) 859-0880 Fax (615) 851-1825  
planning@cityofmillersville.com

## General Information:

Project Name: THE RESERVE AT WINDING EDGE Date: 11/18/24  
Applicant Name: ERIC NEUMAIR  
Applicant Email: ERIKA@PERFECTCONSTRUCTIONTN.COM Phone: 615-672-5477  
Property Owner Name: ERIC NEUMAIR  
Property Owner Email: ERIKA@PERFECTCONSTRUCTIONTN.COM Phone: 615-672-5477  
Project Address: 1020 Winding Ridge Rd Goodlettsville TN 37072  
County: Sumner  Robertson \_\_\_\_\_  
Map: 118 Group: \_\_\_\_\_ Parcel ID: 067.05  
Current Zoning: Rural Residential

## Type of Application

- Site-Plan Approval
- Zoning Amendment (Rezone)\*
- Subdivision  Major 6+ Lots  Minor 2-5 Lots
- Plat Approval  Preliminary  Final
- Other (specify): \_\_\_\_\_

## Rezone Only (Proposed Zoning)

- Rural Residential (RR)
- Estate Residential (ER)
- Suburban Residential (SR)
- District 1
- District 2
- General Commercial (GC)
- Heavy Commercial (HC)
- Industrial (I)



### General Permit Application Information

A. **Owner or Project Name:** ERIC NEUMAIR  
 B. **Location or Address of Subject Property:** 1020 Winding Ridge Rd  
Goodlettsville TN 37072  
 C. **Property Identification:** County: SUMNER Map: 118 Group: \_\_\_\_\_ Parcel: 007.02 + 007.1  
 Legal Description: \_\_\_\_\_

D. **Recorded Deed:** Book: 115 / 351 Page(s): 743 / 740  
 E. **Current Zoning District(s):** Rural residential  
 F. **Current Land Use:** residential  
 G. **FEMA Flood Hazard Zone:** N/A LOMA & Date: N/A

H. **Owner Name:** ERIC NEUMAIR  
 Mailing Address: 1020c Winding Ridge Rd Goodlettsville TN 37072  
 Phone Number: 615-672-5477 or 615-207-8926  
 Email Address: erika@perfectconstructiontn.com

I. **Applicant / Agent\*:** ERIC NEUMAIR  
 Mailing Address: 1020c Winding Ridge Road Goodlettsville TN 37072  
 Phone Number: 615-672-5477 or 615-207-8926  
 Email Address: erika@perfectconstructiontn.com

\* - If the property owner is a corporation, documentation of authority must be provided

J. **Engineer:** N/A  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

K. **Surveyor:** Anthony T. Bollinger  
 Mailing Address: 119 Firner Drive Greenbrier TN 37073  
 Phone Number: 615-218-0109  
 Email Address: toaddris@bellsouth.net

- CHECK YOUR REQUEST:**
- |   |  |                                       |
|---|--|---------------------------------------|
| <input type="checkbox"/> SPECIAL EXCEPTION    | <input type="checkbox"/> REZONING          | <input type="checkbox"/> VARIANCE     |
| <input checked="" type="checkbox"/> SITE PLAN | <input type="checkbox"/> LAND DISTURBANCE  | <input type="checkbox"/> DRIVEWAY     |
| <input type="checkbox"/> SKETCH PLAT          | <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> CONST. PLANS |
|   | <input type="checkbox"/> PRELIMINARY PLAT  | <input type="checkbox"/> FINAL PLAT   |

**Required Signatures:**

**PROPERTY OWNER(S) OR AUTHORIZED AGENT:**

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.) I understand that the Applicant listed below is the point of contact for the City of Millersville concerning this application.

Property Owner (printed): ERIC NEUMAIR  
Address: 10206 Winding Ridge Rd Goodlettsville TN 37072  
Phone: 615-672-5477 Email: enka@perfectconstructiontn.com

Signature:  Date: 6/18/24

Authorized Agent (printed): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT:**

NOTE: I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal lacks any of the information required for the application type, and if incomplete will not be heard by the Planning Commission. I also understand that other information may be requested by staff, the Planning Commission and/or the City Commission during review, relevant to the request. As the point of contact for this application I understand that it is my responsibility to share information with others as needed.

Authorized Agent (printed): ERIC NEUMAIR  
Address: 10206 Winding Ridge Rd Goodlettsville TN 37072  
Phone: 615-672-5477 Email: enka@perfectconstructiontn.com

Signature:  Date: 6/18/24



**ORDINANCE NO. 24-806**

**AN ORDINANCE TO AMEND THE MILLERSVILLE ZONING MAP (ROBERTSON COUNTY) FROM HEAVY COMMERCIAL TO INDUSTRIAL AT 2220 TED DORRIS ROAD**

**WHEREAS**, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial, industrial uses; and,

**WHEREAS**, the City's Comprehensive Plan defines the area as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character.; and,

**WHEREAS**, The City of Millersville Planning Commission on Tuesday, August 13, 2024, reviewed and approved the rezoning request; and,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND COMMISSIONERS OF THE CITY OF MILLERSVILLE, TENNESSEE THAT THE FOLLOWING APPLY:**

**SECTION 1.** That the City of Millersville Zoning Map be amended from Robertson County Heavy Commercial to Industrial, for the property included in "EXHIBIT A" and described as follows:

20.67 ACRES IS REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 074, PARCEL 125.213. PROPERTY IS LOCATED AT 2220 TED DORRIS ROAD. "**EXHIBIT A**".

**SECTION 2.** That the Board of Commissioners of the City of Millerville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Millersville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Commissioners, and publication, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Millersville, the most restrictive shall in all cases apply.

First Reading: September 3, 2024

Second Reading: , 2024

\_\_\_\_\_  
Tommy Long, Mayor

ATTEST:

\_\_\_\_\_  
Judy Florendo, City Recorder

**ORDINANCE NO 24-806-**  
**"EXHIBIT A"**

2220 Ted Dorris Road





### General Permit Application Information

- A. **Owner or Project Name:** CREP TED DORRIS INDUSTRIAL
- B. **Location or Address of Subject Property:** 2168 TED DORRIS RD, GOODLETTSVILLE, TN 37072
- C. **Property Identification:** County: ROBERTSON Map: 125 Group:      Parcel: 213  
**Legal Description:** PARCEL 213 IS A 20.13 ACRE PARCEL LOCATED WITHIN THE CITY OF MILLERSVILLE. CURRENTLY, THE PARCEL IS ZONED HEAVY COMMERCIAL AND CONTAINS A SINGLE COMMERCIAL SHOP BUILDING WITH ACCESS OFF TED DORRIS ROAD.
- D. **Recorded Deed:** Book: 1933 Page(s): 671
- E. **Current Zoning District(s):** HC - HEAVY COMMERCIAL
- F. **Current Land Use:** COMMERCIAL BUSINESS
- G. **FEMA Flood Hazard Zone:** X **LOMA & Date:** N/A
- H. **Owner Name:** SHADAN 3 LLC - DAN SMAGACZ  
Mailing Address: 330 TIVOLI TRAIL, SPRINGFIELD, TN 37172  
Phone Number: (951) 203-1134  
Email Address: danotour@ymail.com
- I. **Applicant / Agent\*:** BOHLER ENGINEERING TN, LLC - KEVIN EAKES  
Mailing Address: 209 10th AVENUE S, SUITE 534, NASHVILLE, TN 37203  
Phone Number: (629) 235-4040  
Email Address: TNA-Permits@bohlereng.com
- \* - If the property owner is a corporation, documentation of authority must be provided
- J. **Engineer:** BOHLER ENGINEERING TN, LLC - KEVIN EAKES  
Mailing Address: 209 10th AVENUE S, SUITE 534, NASHVILLE, TN 37203  
Phone Number: (629) 235-4040  
Email Address: TNA-Permits@bohlereng.com
- K. **Surveyor:** BOHLER ENGINEERING GA, LLC - JEROD FOOR  
Mailing Address: 211 PERIMETER CENTER PKWY NE, SUITE 425, ATLANTA, GA 30346  
Phone Number: (678) 695-6800  
Email Address: GAA-Permits@bohlereng.com

- CHECK YOUR REQUEST:**
- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> SPECIAL EXCEPTION | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> VARIANCE     |
| <input type="checkbox"/> SITE PLAN         | <input type="checkbox"/> LAND DISTURBANCE    | <input type="checkbox"/> DRIVEWAY     |
| <input type="checkbox"/> SKETCH PLAT       | <input type="checkbox"/> MINOR SUBDIVISION   | <input type="checkbox"/> CONST. PLANS |
|  | <input type="checkbox"/> PRELIMINARY PLAT    | <input type="checkbox"/> FINAL PLAT   |





**2220 Ted Dorr**



Cummins Station  
209 10<sup>th</sup> Avenue S, Suite 534  
Nashville, TN 37203  
629.235.4040

Date: July 30, 2024

City of Millersville  
Planning and Zoning Division  
Andrew Pieri  
1246 Louisville Hwy  
Millersville, TN 37072

Re: Owner Authorization Letter

PN: TNA230037.00 & TNA240034.00

I/We authorize and permit Kevin Eakes / Bohler Engineering TN, LLC to act as My/Our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 074 125 21300 000 2024. I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/We release the City of Millersville from any liability resulting from actions made on My/Our behalf by the authorized agent and representative.

\*Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

PROPERTY OWNER(S):  
SHADAN 3 LLC

Name(s) printed  
DAN SMAGACZ

Address  
330 TIVOLI TRAIL

CITY/STATE  
SPRINGFIELD, TN 37172

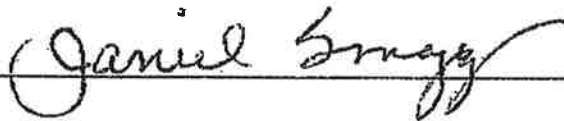
PHONE  
(951) 203.1134

EMAIL  
DANOTOUR@YMAIL.COM

FAX

SIGNATURE(S)

DATE



7/30/24

**THIS INSTRUMENT PREPARED BY:**

Joshua D. Hankins, Esq.  
HANKINS LAW  
306 Northcreek Boulevard, Suite 202  
Goodlettsville, Tennessee 37072  
(615) 246-2544

Connie Stroud, Register  
Robertson County Tennessee  
Rec #: 297542 Instrument #: 397882  
Rec'd: 20.00 Recorded  
State: 0.00 2/5/2020 at 9:43 AM  
Clerk: 0.00 in Record Book  
Other: 2.00 1933  
Total: 22.00 PGS 671-674

**THIS DEED WAS PREPARED SOLELY  
BASED ON THE INFORMATION SUPPLIED BY THE PARTIES HERETO.**

**QUITCLAIM DEED**

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Shadan 3, LLC 330 Tivoli Trail Springfield, TN 37172	Same	125-213.00 SI 000 and SI 001

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PITT EXCAVATING, LLC, a Tennessee limited liability company ("Grantor"), by these presents, transfers and conveys unto SHADAN 3, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its rights, title and interests in and to that certain real property located in Robertson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A

The Subject Property is improved property known as 2200 Ted Dorris Road, Millersville, Tennessee 37072. The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my duly-authorized signature to be effective as of the 8<sup>th</sup> day of January, 2020.

**GRANTOR:**

PITT EXCAVATING, LLC

Cindy L. Bradley, Register  
Sumner County Tennessee  
Rec #: 989394 Instrument #: 1298639  
Rec'd: 20.00 Recorded  
State: 0.04 1/29/2020 at 10:35 AM  
Clerk: 1.00 in Record Book  
Other: 2.00 5131  
Total: 23.04 PGS 638-641

By:   
John W. Pitt, II, Sole Member

STATE OF TENNESSEE )

COUNTY OF SUMNER )

Before me, KRISTI K SEAMON, a Notary Public of said County and State, personally appeared John W. Pitt, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of PITT EXCAVATING, LLC, the within named bargainer, a Tennessee limited liability company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Sole Member.

Witness my hand and seal, at Office in GALLATIN, Tennessee, this 8<sup>th</sup> day of JANUARY, 2020.

My commission Expires: 03/02/2022

Kristi K Seamon  
Notary Public



STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the actual consideration given for this transfer is Ten and 00/100 Dollars (\$10.00).

[Signature]  
AFFIANT

Sworn to and subscribed before me, this 27<sup>th</sup> day of January, 2020.

My Commission Expires: 7/18/2020

Amy Harkin  
STATE OF TENNESSEE  
NOTARY PUBLIC  
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

LAND in the 12<sup>th</sup> Civil District of Robertson County, Tennessee, described according to a survey by Ray G. Cole, Tennessee Land Surveyor No. 924 dated September 19, 1993, known as Job No. 83-162 and described as follows:

TRACT NO. 1: Beginning at a point in the center line of Ted Dorris Road which beginning point is North 4° 53 minutes East 16 feet from an iron stake by stone, the original farthest southwest corner of this property as originally described in deed of record Book 140, page 271, Register's office for Robertson County, Tennessee; thence from said beginning point North 4° 53 minutes East approximately 8 feet to a post located on the northerly margin of Ted Dorris Road; thence North 4° 53 minutes East 624.59 feet to an iron pipe by post; thence South 89° 50 minutes West 616.62 feet to a 24" elm tree; thence North 4° 57 minutes East 30.30 feet to an iron pin; thence South 86° 20 minutes East 798.38 feet to an iron pin; thence South 0° 42 minutes East 570 feet to an iron pin on the northwesterly margin of Ted Dorris Road; thence to point approximately 5 feet into the Ted Dorris Road and generally along the center line of Ted Dorris Road the following distances: South 34° 54 minutes West 156.99 feet to a point; thence South 51° 45 minutes West 217.64 feet to the point of beginning.

EASEMENT FOR WATERLINE MAIN: A 12-foot easement for access to and maintenance of a 12" water line main running across Tract No. 3 hereinafter described to serve Tract No. 1 heretofore described, is hereby included, said easement being described as follows: Beginning at appoint on the westerly side of the 15-foot waterline easement conveyed to White House Utility District of record in Deed Book 222, page 147, Register's Office for Robertson County, Tennessee, where it ends which is North 26° East 334 feet from the southeast corner of Tract No.3 and being 12 inches in width in a line to a point which is North 4° 53 minutes East 8 feet, North 51° 45 minutes less, from the southwest corner of Tract No. 3; which is the center line of Ted Dorris Road; thence 4 feet into the westerly one-half of Ted Dorris Road and running along Ted Dorris Road in the center of the westerly one-half of Ted Dorris Road to.

TRACT NO. 2: Beginning at a point which is approximately 5 feet south of an iron pin located on the northwesterly margin of Ted Dorris Road and which is the southeasterly corner of Tract No. 1 described herein; thence from said beginning point North 0° 42 minutes West approximately 5 feet to said iron pin on the northwesterly margin of Ted Dorris Road; thence North 0° 42 minutes West 570 feet to an iron pin; thence North 86° 20 minutes West 798.38 feet to an iron pin; thence North 0° 36 minutes West 270.52 feet to an iron stake by post; thence South 83° 03 minutes East 977.69 feet to an iron pin; thence South 11 ° 14 minutes East 537.51 feet to an iron pin; thence South 59° 33 minutes West 53.99 feet to an iron pin; thence South 44° 13 minutes West 220.66 feet to a point in the center line of Ted Dorris Road; South 46° 07 minutes West 94.58 feet to the point of beginning.

EASEMENT FOR WATER LINE: A 12-foot easement for access to and maintenance of a 12-foot water line running across Tract No. 3 hereinafter described to serve Tract No. 2 heretofore described, is hereby included, said easement described as follows: Beginning at an iron pin which is South 11° 14 minutes East 537.51 feet from the northeast corner of Tract No. 2, said iron pin being on the

southerly line of the aforesaid easement and running 12 feet in width from the easterly margin of Tract No. 2 to the westerly margin of a 15-foot waterline easement of White House Utility District of record in Deed Book 222, page 147, Register's Office for Robertson County, Tennessee, which is 15 feet west of the easterly margin of Tract No. 3, the northerly margin of said easement being adjacent to and parallel with the southerly side of the barn located on Tract No. 3.

TRACT NO. 3: Beginning at an iron stake which is the original farthestmost southeasterly corner of this property as originally described in deed of record in Book 140, page 271, Register's Office for Robertson County, Tennessee, thence North 83° 54 minutes West 336.17 feet to an iron stake by stone on the southerly margin of Ted Dorris Road; thence North 4° 53 East 8 feet to a point in the centerline of Ted Dorris Road; thence generally along the center line of Ted Dorris Road; thence generally along the center line of Ted Dorris Road North 51° 45 minutes East 217.64 feet to a point; thence North 34° 54 minutes East 156.99 feet to a point; thence North 46° 07 minutes East 94.58 feet to a point; thence North 44° 13 minutes East 220.66 feet to an iron pin; thence North 59° 33 minutes East 53.99 feet to an iron pin; thence North 11° 14 minutes West 537.51 feet to an iron pin; thence South 8° 03 minutes East 254.81 feet to an iron stake by post; thence South 3° 09 minutes West 317.93 feet to a post; thence North 83° 06 minutes West 8.80 feet to a concrete right-of-way monument; thence South 6° 36 minutes West 138.52 feet to a concrete-right-of-way monument; thence South 26° 26 minutes West 679.69 feet to the point of beginning.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO the easement for water line main included in the conveyance of Tract No.1 heretofore described and Easement for water line included in the conveyance of Tract No.2 heretofore described.

ALL THREE TRACTS BEING the same property conveyed to Pitt Excavating, LLC, by deed from John W. Pitt, II, of record in Record Book 862, page 462, in the Register's Office for Robertson County, Tennessee.

THIS INSTRUMENT PREPARED BY:  
Joshua D. Hankins, Esq.  
HANKINS LAW  
117 Saundersville Road, Suite 205  
Hendersonville, Tennessee 37075  
(615) 246-2544

Connie Stroud, Register  
Robertson County Tennessee  
Rec #: 328541 Instrument #: 396562  
Rec'd: 20.00 Recorded  
State: 0.00 2/14/2022 at 8:30 AM  
Clerk: 0.00 in Record Book  
Other: 2.00 2151  
Total: 22.00 PGS 84-87

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE )  
COUNTY OF SUMNER )

I, JOSHUA D. HANKINS, being first duly-sworn, do hereby testify, state, affirm and swear as follows:

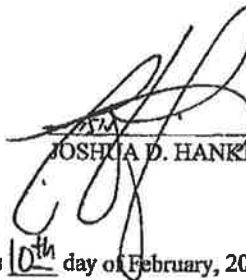
1. I am over eighteen (18) years of age, of sound mind and have personal knowledge of the following statements.

2. This Affidavit of Scrivener's Error ("Affidavit") is executed to correct that certain Quitclaim Deed dated January 8, 2020, by and between Pitt Excavating, LLC, as Grantor, and Shadan 3, LLC, as Grantee, of record in Record Book 1933, page 671, in the Register's Office for Robertson County, Tennessee.

3. I prepared said Quitclaim Deed, and through inadvertence and due to scrivener's error, the call, "*thence North 4 degrees 57 minutes East 239.61 feet to a stone;*" in the seventh line of the description of Tract No. 1 was excluded from the property description. There were also some typographical errors and duplicative calls that were corrected to reflect the legal description as set forth in the chain.

4. The complete property description and derivation clause should be replaced in its entirety with the same on the Exhibit A attached hereto.

FURTHER AFFIANT SAITH NOT.

  
\_\_\_\_\_  
JOSHUA D. HANKINS

Sworn and subscribed to before me, this 10<sup>th</sup> day of February, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 9/25/2024





**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

LAND in the 12th Civil District of Robertson County, Tennessee, described according to a survey by Ray G. Cole, Tennessee Land Surveyor No. 924 dated September 19, 1993, known as Job No. 83-162 and described as follows:

**Tract No. 1:**

BEGINNING at a point in the center line of Ted Dorris Road which beginning point is North 4 degrees 53 minutes East 16 feet from an iron stake by stone, the original farthestmost Southwest corner of this property as originally described in deed of record Book 140, page 271, Register's office for Robertson County, Tennessee; thence from said beginning point North 4 degrees 53 minutes East approximately 8 feet to a post located on the Northerly margin of Ted Dorris Road; thence North 4 degrees 53 minutes East 624.59 feet to an iron pipe by post; thence South 89 degrees 50 minutes West 616.62 feet to a 24" elm tree; thence North 4 degrees 57 minutes East 239.61 feet to a stone; thence North 4 degrees 57 minutes East 30.30 feet to an iron pin; thence South 86 degrees 20 minutes East 798.38 feet to an iron pin; thence South 0 degrees 42 minutes East 570 feet to an iron pin on the Northwesterly margin of Ted Dorris Road; thence to point approximately 5 feet into the Ted Dorris Road and generally along the center line of Ted Dorris Road the following distances: South 34 degrees 54 minutes West 156.99 feet to a point; thence South 51 degrees 45 minutes West 217.64 feet to the point of beginning.

**EASEMENT FOR WATERLINE MAIN:**

A 12-foot easement for access to and maintenance of a 12" water line main running across Tract No. 3 hereinafter described to serve Tract No. 1 heretofore described, is hereby included, said easement being described as follows: Beginning at a point on the Westerly side of the 15-foot waterline easement conveyed to White House Utility District of record in Deed Book 222, page 147, Register's Office for Robertson County, Tennessee, where it ends which is North 26 degrees East 334 feet from the Southeast corner of Tract No.3 and being 12 inches in width in a line to a point which is North 4 degrees 53 minutes East 8 feet, North 51 degrees 45 minutes less, from the Southwest corner of Tract No. 3; which is the center line of Ted Dorris Road; thence 4 feet into the Westerly one-half of Ted Dorris Road and running along Ted Dorris Road in the center of the Westerly one-half of Ted Dorris Road to

**Tract No. 2:**

BEGINNING at a point which is approximately 5 feet South of an iron pin located on the Northwesterly margin of Ted Dorris Road and which is the Southeasterly corner of Tract No. 1 described herein; thence from said beginning point North 0 degrees 42 minutes West approximately 5 feet to said iron pin on the Northwesterly margin of Ted Dorris Road; thence North 0 degrees 42 minutes West 570 feet to an iron pin; thence North 86 degrees 20 minutes West 798.38 feet to an iron pin; thence North 0 degrees 36 minutes West 270.52 feet to an iron stake by post; thence South 83 degrees 03 minutes East 977.69 feet to an iron pin; thence South 11 degrees

14 minutes East 537.51 feet to an iron pin; thence South 59 degrees 33 minutes West 53.99 feet to an iron pin; thence South 44 degrees 13 minutes West 220.66 feet to a point in the center line of Ted Dorris Road; South 46 degrees 07 minutes West 94.58 feet to the point of beginning.

**EASEMENT FOR WATER LINE:**

A 12-foot easement for access to and maintenance of a 12-foot water line running across Tract No. 3 hereinafter described to serve Tract No. 2 heretofore described, is hereby included, said easement described as follows: Beginning at an iron pin which is South 11 degrees 14 minutes East 537.51 feet from the Northeast corner of Tract No. 2, said iron pin being on the Southerly line of the aforesaid easement and running 12 feet in width from the Easterly margin of Tract No. 2 to the Westerly margin of a 15-foot waterline easement of White House Utility District of record in Deed Book 222, page 147, Register's Office for Robertson County, Tennessee, which is 15 feet West of the Easterly margin of Tract No. 3, the Northerly margin of said easement being adjacent to and parallel with the Southerly side of the barn located on Tract No. 3.

**Tract No. 3:**

BEGINNING at an iron stake which is the original farthestmost Southeasterly corner of this property as originally described in deed of record in Book 140, page 271, Register's Office for Robertson County, Tennessee, thence North 83 degrees 54 minutes West 336.17 feet to an iron stake by stone on the Southerly margin of Ted Dorris Road; thence North 4 degrees 53 minutes East 8 feet to a point in the centerline of Ted Dorris Road; thence generally along the center line of Ted Dorris Road North 51 degrees 45 minutes East 217.64 feet to a point; thence North 34 degrees 54 minutes East 156.99 feet to a point; thence North 46 degrees 07 minutes East 94.58 feet to a point; thence North 44 degrees 13 minutes East 220.66 feet to an iron pin; thence North 59 degrees 33 minutes East 53.99 feet to an iron pin; thence North 11 degrees 14 minutes West 537.51 feet to an iron pin; thence South 83 degrees 03 minutes East 254.81 feet to an iron stake by post; thence South 3 degrees 09 minutes West 317.93 feet to a post; thence North 83 degrees 06 minutes West 8.80 feet to a concrete right-of-way monument; thence South 6 degrees 36 minutes West 138.52 feet to a concrete-right-of-way monument; thence South 26 degrees 26 minutes West 679.69 feet to the point of beginning.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO the easement for water line main included in the conveyance of Tract No.1 heretofore described and Easement for water line included in the conveyance of Tract No.2 heretofore described.

BEING the same property conveyed to Shadan 3 LLC, a Tennessee Limited Liability Company by Quitclaim deed from Pitt Excavating, LLC, a Tennessee Limited Liability Company of record in Book 1933, page 671, Register's Office for Robertson County, Tennessee, dated January 8, 2020 and recorded on January 29, 2020.

**RESOLUTION 24-02**

**A RESOLUTION TO ANNEX CERTAIN TERRITORIES AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MILLERSVILLE, TENNESSEE AND ASSIGN INDUSTRIAL ZONING TO THE PARCELS.**

**WHEREAS**, a public hearing before this body will be held on **September 17, 2024**; and, and notice thereof published in the Smokey Barn News on **xxx XX, 2024**; and,

**WHEREAS**, application from the property owner to annex the below-mentioned territories into the City limits which are adjacent to the current city limits; and,

**WHEREAS**, a Plan of Services for such territory will be duly adopted by the City of Millersville Board of Commissioners; and,

**WHEREAS**, the annexation completed per provisions of TCA 6-5-104 of such territories is deemed reasonable for the overall well-being of the community and the annexation is necessary for the health, safety, and welfare of the property owner and future citizens with the industrial development of the annexed territories thereof and of the City as a whole;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the City of Millersville, Tennessee that the territories described below be annexed and incorporated within the corporate boundaries of the City of Millersville:

18.39 ACRES ARE REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 074, PARCELS 125.209.00 AND 125.210.00. **“EXHIBIT A”**.

**SECTION 1.** That the Board of Commissioners of the City of Millersville, Tennessee, hereby certify that this Resolution has been submitted to the Planning Commission of the City of Millersville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of Millersville, Tennessee. This Resolution shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

First Reading: September 3, 2024

Second Reading:

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Tommy Long, Mayor

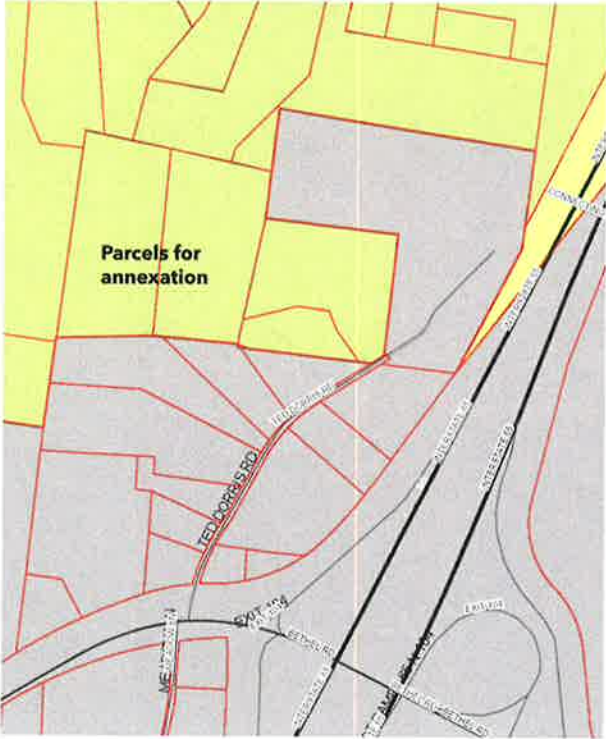
ATTEST:

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Judy Florendo, City Recorder

**RESOLUTION 24-02**

**“EXHIBIT A”**





Cummins Station  
209 10<sup>th</sup> Avenue S, Suite 534  
Nashville, TN 37203  
629.235.4040

**Date:** July 30, 2024

City of Millersville  
Planning and Zoning Division  
Andrew Pieri  
1246 Louisville Hwy  
Millersville, TN 37072

Re: Rezoning & Annexation Letter  
CREP Ted Dorris  
Ted Dorris Rd.  
Goodlettsville, TN 37072

PN: TNA230037.00 & TNA240034.00

Dear Mr. Pieri,

We are requesting the annexation and rezoning of parcels 074 125 20900 000 2024 and 074 125 21000 000 2024 by the City of Millersville, and the rezoning of parcel 074 125 21300 000 2024.

Parcels 209 and 210 are currently under unincorporated Robertson County Jurisdiction and zoned AG-2 – Agricultural and Residential. We will be requesting the parcels be rezoned to I – Industrial, under the City of Millersville Zoning Ordinance – Ordinance 20-744.

Parcel 213 will have a separate, rezoning only, application to change its existing HC – Heavy Commercial zoning to I -Industrial zoning.

Throughout the design and permitting process, we will potentially be requesting variances pertaining to the 30' Landscape Buffer, 50' Loading Zone Setback and the Tree Preservation section of the ordinance. More details to be provided.

All three parcels will be incorporated into a final overall project which will support a warehouse/distribution site.

Should you have any questions regarding this project or require additional information, please do not hesitate to contact our office at (629) 235-4040.

Sincerely,  
**BOHLER ENGINEERING TN, LLC**

Kevin Eakes, P.E.  
Branch Manager



### General Permit Application Information

A. **Owner or Project Name:** CREP TED DORRIS INDUSTRIAL

B. **Location or Address of Subject Property:** 2168 TED DORRIS RD, GOODLETTSVILLE, TN 37072

C. **Property Identification:** County: ROBERTSON Map: 125 Group:      Parcel: 213  
Legal Description: PARCEL 213 IS A 20.13 ACRE PARCEL LOCATED WITHIN THE CITY OF MILLERSVILLE. CURRENTLY, THE PARCEL IS ZONED HEAVY COMMERCIAL AND CONTAINS A SINGLE COMMERCIAL SHOP BUILDING WITH ACCESS OFF TED DORRIS ROAD.

D. **Recorded Deed:** Book: 1933 Page(s): 671

E. **Current Zoning District(s):** HC - HEAVY COMMERCIAL

F. **Current Land Use:** COMMERCIAL BUSINESS

G. **FEMA Flood Hazard Zone:** X **LOMA & Date:** N/A

H. **Owner Name:** SHADAN 3 LLC - DAN SMAGACZ  
Mailing Address: 330 TIVOLI TRAIL, SPRINGFIELD, TN 37172  
Phone Number: (951) 203-1134  
Email Address: danotour@gmail.com

I. **Applicant / Agent\*:** BOHLER ENGINEERING TN, LLC - KEVIN EAKES  
Mailing Address: 209 10th AVENUE S, SUITE 534, NASHVILLE, TN 37203  
Phone Number: (629) 235-4040  
Email Address: TNA-Permits@bohlereng.com

\* - If the property owner is a corporation, documentation of authority must be provided

J. **Engineer:** BOHLER ENGINEERING TN, LLC - KEVIN EAKES  
Mailing Address: 209 10th AVENUE S, SUITE 534, NASHVILLE, TN 37203  
Phone Number: (629) 235-4040  
Email Address: TNA-Permits@bohlereng.com

K. **Surveyor:** BOHLER ENGINEERING GA, LLC - JEROD FOOR  
Mailing Address: 211 PERIMETER CENTER PKWY NE, SUITE 425, ATLANTA, GA 30346  
Phone Number: (678) 695-6800  
Email Address: GAA-Permits@bohlereng.com

- CHECK YOUR REQUEST:**
- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> SPECIAL EXCEPTION | <input checked="" type="checkbox"/> REZONING | <input type="checkbox"/> VARIANCE     |
| <input type="checkbox"/> SITE PLAN         | <input type="checkbox"/> LAND DISTURBANCE    | <input type="checkbox"/> DRIVEWAY     |
| <input type="checkbox"/> SKETCH PLAT       | <input type="checkbox"/> MINOR SUBDIVISION   | <input type="checkbox"/> CONST. PLANS |
|  | <input type="checkbox"/> PRELIMINARY PLAT    | <input type="checkbox"/> FINAL PLAT   |

City of Millersville Planning Department  
 1246 Louisville Highway  
 Millersville, TN 37072  
 Phone (615) 8590880



# ANNEX-REZONING APPLICATION

## GENERAL INFORMATION

Project Name: CREP TED DORRIS INDUSTRIAL

Project Address: 2186 TED DORRIS RD, GOODLETTSVILLE, TN 37072

Map Group/Parcel# (list all): 125-209 & 125-210

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Current Zoning: AG-2 - AGRICULTURAL & RESIDENTIAL Proposed Zoning: I - INDUSTRIAL Total Acreage: 18.738 ac.

FLUTP Designation: NOT APPLICABLE

Existing Use: PACEL 209: VACANT - PARCEL 210: SINGLE-FAMILY HOME Proposed Use: PARCELS 209 & 210: WAREHOUSE/DISTRIBUTION

Existing Structures & Use: PACEL 209: VACANT - PARCEL 210: SINGLE-FAMILY HOME

Water Provider: WHUD Gas Provider: PIEDMONT NATURAL GAS

Sewer Provider: City of Millersville Electric Provider: CUMBERLAND ELECTRIC MEMBERSHIP CORPORATION

Frontage Road: TED DORRIS ROAD Feet of New Road: N/A

## CONTACT INFORMATION

**Applicant:** BOHLER ENGINEERING TN, LLC - KEVIN EAKES

Address: 209 10th AVENUE S, SUITE 534

City: NASHVILLE State: TN Zip: 37203

Phone: (629) 235-4040 Email: TNA-Permits@bohlereng.com

*Contact with Project Updates (Staff Comments, markups, etc.)*

**Property Owner:** JOSEPH N. AUSTIN

Address: 2186 TED DORRIS RD

City: GOODLETTSVILLE State: TN Zip: 37072

Phone: (615) 613-5367 Email: materaustin1@gmail.com

*Contact with Project Updates (Staff Comments, markups, etc.)*

**Developer:** CONSTELLATION REAL ESTATE PARTNERS - SANDRA REEVES

Address: 5051 PEACHTREE CORNERS CIRCLE, SUITE 200

City: PEACHTREE CORNERS State: GA Zip: 30092

Phone: (404) 726-0611 Email: sandrar@consellationrep.com

*Contact with Project Updates (Staff Comments, markups, etc.)*

## OFFICE USE ONLY

Project Number:	Case#:
Review Fee: \$	Cash/Check #:
HRPC Meeting Date/Approval:	Date Paid:
BOMA 1 <sup>st</sup> :	BOMA 2 <sup>nd</sup> :
Resolution #:	Ordinance #:

*HRPC Level*

*Staff Level*

# ANNEX-REZONING APPLICATION

## REQUIRED INFORMATION

The items below are required to proceed with the review process. If the items are not provided, the project may be removed from the agenda.



- PDF versions of ALL documents
- Application Fee
- A copy of the deed(s) to the property must be turned in with the application. Deeds must provide sufficient detail to establish full legal description of the property in question. Should the deed(s) be inadequate in this regard, the current survey of the property may be required.
- Provide a letter explaining the rezoning request.
- Provide a map showing the affected area (current zoning and proposed zoning, etc.).

I hereby certify that the above information is true, correct, and completed in accordance with the City of Millersville, TN Zoning Ordinance and that I have received, or retained, a copy of this application.

**Millersville**

I have read and understand Chapter 3.2.8 (Successive Applications) of the ~~Hendersonville~~ Zoning Ordinance, which states that in the event this project is denied, a subsequent application shall not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or of fact affected the prior denial.

 7/29/2024  
 \_\_\_\_\_  
 Signature of Applicant Date

   
 \_\_\_\_\_  
 Signature of Owner Date

Continued Next Page



## ANNEX-REZONING APPLICATION

If applicant is someone other than the owner of the property or if there is more than one owner, signatures of all owners are required.

Property Owner: JOSEPH N. AUSTIN

Address: 2186 TED DORRIS RD

City: GOODLETTSVILLE

State: TN

Zip: 37072

Phone: (615) 613-5367

Email: [materaustin1@gmail.com](mailto:materaustin1@gmail.com)

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

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Zip: \_\_\_\_\_

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Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

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City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Parcels for  
annexation**

TED DORRIS RD

TED DORRIS RD

INTERSTATE

65

## QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:  
Highland Title, LLC  
700 East Main, Suite 201  
Hendersonville, TN 37075

OWNERS ADDRESS:  
Joseph N. Austin  
2186 Ted Dorris Rd  
Goodlettsville, TN 37072

SEND TAX BILLS TO:  
Joseph N. Austin  
2186 Ted Dorris Rd  
Goodlettsville, TN 37072

### Map/Parcel 125-210.00

KNOW ALL MEN BY THESE PRESENTS that I/we, **Krystal Nicole Austin, unmarried**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **Joseph Nick Austin, unmarried**, their heirs and assigns, such of my right, title and interest, in and to a certain tract or parcel of land in Robertson County, Tennessee, described as follows:

Certain real property situated in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

BEGINNING at a set stone in the West boundary of a tract of land which belongs to James F. Eddings having a deed of reference in Deed Book 251, Page 385, Register's Office for Robertson County, Tennessee, the Southeast corner of a tract of land which belongs to Park Swift having a deed reference in Deed Book 115, Page 134, Register's Office for Robertson County, Tennessee, the Northeast corner of this tract and continuing as follows: South 3 degrees 58' 12" West, 240.16 feet to a 24" elm tree, a corner to said tract of land which belongs to James F. Eddings; thence with a new line, South 11 degrees 13' 28" West, passing an iron pin marking the Northwest corner of a 30' foot wide strip of land connecting this tract with the Northwesterly margin of Ted Dorris Road at 590.81 feet, 620.87 feet in all to an iron pin in the North boundary of a tract of land which belongs to Seymore Steve Dorris having a deed reference in Deed Book 109, Page 104, Register's Office for Robertson County, Tennessee, thence North 82 degrees 15' 45" West, 379.72 feet to a set stone in the North boundary of said tract of land which belongs to Seymore Steve Dorris; thence South 85 degrees 04' 54" West, 45.38 feet to an iron pin in the North boundary of said tract of land which belongs to Seymore S. Dorris; thence with a new line, North 4 degrees 59' 38" East 893.99 feet to an iron pin in the South boundary of said tract of land which belongs to Park Swift; thence with a fence, South 79 degrees 29' 24" East, 489.34 feet to the point of beginning, containing 9.35 acres, more or less, as surveyed by Kessinger & Shepard, dated September 20, 1984.

#### EASEMENT:

Conveyed herewith is a 30 foot easement connecting the above described tract of land to Ted Dorris Road; said easement is described as follows, to-wit:

BEGINNING at a fence post in the Northwesterly margin of Ted Dorris Road, the Northeast corner of a tract of land which belongs to Seymore S. Dorris having a deed reference in Deed Book 109, Page 104, Register's Office for Robertson County, Tennessee, the most Southerly Southeast corner of the above described tract of land, the Southeast corner of this tract and continues as follows: North 89 degrees 54' 16" West 595.44 feet to a fence post in the North boundary of said tract of land which belongs to Seymore S. Dorris; thence North 82 degrees 15' 45" West, 55.45 feet to an iron pin in the North boundary of said tract of land which belongs to Seymore S. Dorris, the Southwest corner of the above described tract of land; thence North 11 degrees 13' 28" East, 30.06 feet to an iron pin in the West boundary of the above described tract of land; thence with a new line, South 82 degrees 15' 45" East, 27.54 feet to an iron pin; thence South 89 degrees 54' 16" East, 663.07 feet to a fence post in the Northwesterly margin of Ted Dorris Road, a corner to a tract of land which belongs to James F. Eddings having a deed reference in Deed Book 251, Page 385, Register's Office for Robertson County, Tennessee; thence South 54 degrees 07' 52" West, 56.54 feet to the point of beginning, containing 0.51 acre, more or less, as surveyed by Kessinger & Shepard, dated September 20, 1984.

Witness my hand this 30 day of December, 2014.

Krystal Nicole Austin  
Krystal Nicole Austin

STATE OF TENNESSEE  
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named **Krystal Nicole Austin**, the within named grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 30 day of December, 2014.

My Commission Expires:

STATE OF TENNESSEE  
COUNTY OF Sumner



[Signature]  
Notary Public:

The actual consideration for this transfer is \$0.00.


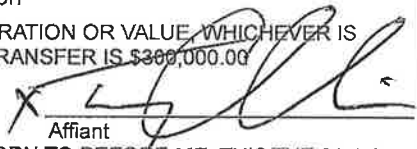
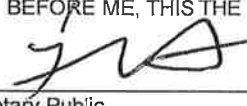
Sandra Osborne  
AFFIANT

Subscribed and sworn to before me this the 30 day of December 2014.

My Commission Expires: 6-24-15



[Signature]  
Notary Public:

<b>WARRANTY DEED</b>  	STATE OF TENNESSEE COUNTY OF Robertson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$300,000.00   Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2020.   Notary Public MY COMMISSION EXPIRES: <u>2-26-24</u> (AFFIX SEAL)
---	--

**THIS INSTRUMENT WAS PREPARED BY**  
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS: Terry Clendenin (NAME)	SEND TAX BILLS TO: NEW OWNER (NAME)	MAP PARCEL NUMBERS Map 125 Parcel 208
P.O. Box 228 (ADDRESS)		
Goodlettsville TN 37070 (CITY) (STATE) (ZIP)		

For and consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Stuart Phillips and Alonda Phillips, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terry Clendenin, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, on the Plan of Preliminary and Final Subdivision Plat For: Mike Archbold Subdivision, of record in Plat Book 25, Page 78, Register's Office for Robertson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Stuart Phillips and Aldona Phillips, husband and wife by deed from Michael Archbold and Edward Quinn Orand of record in Record Book 1642, Page 52, Register's Office, Robertson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 25, Page 78, Register's Office, Robertson County, Tennessee.

This conveyance is subject to Easements for Perpetual Ingress, Egress and Utilities of record in Record Book 1415, Page 843 and in Record Book 1373, Page 529 and in Record Book 1520, Page 130 and in Record Book 1210, Page 25, said Register's Office.

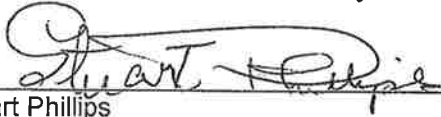
This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved   
This is improved  property known as

0170 Ted Davis Road, Goodlettsville, TN 37070

GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of December, 2020.



Stuart Phillips



Alonda Phillips

STATE OF TENNESSEE

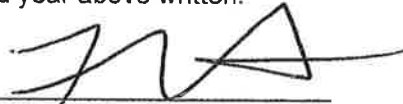
COUNTY OF Robertson

On this 21st day of December, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stuart Phillips and Alonda Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

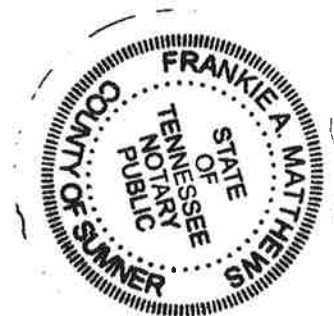
WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24



Notary Public,



## True Copy Certification

I, KATHY LEE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KLee

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pam S. Atchley

Notary's Signature

My Commission Expires: 6-21-21  
Notary' Seal (if on paper)



THIS INSTRUMENT PREPARED BY:

Joshua D. Hankins, Esq.  
HANKINS LAW  
117 Saundersville Road, Suite 205  
Hendersonville, Tennessee 37075  
(615) 246-2544

Connie Stroud, Register  
Robertson County Tennessee  
Rec #: 329354 Instrument #: 397578  
Rec'd: 40.00 Recorded  
State: 832.50 3/3/2022 at 10:42 AM  
Clerk: 1.00 in Record Book  
Other: 2.00 2156  
Total: 875.50 PGS 748-755

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Joseph Austin 2186 Ted Dorris Road Goodlettsville, TN 37072	Joseph Austin 2186 Ted Dorris Rd. Goodlettsville, TN 37072	125-209.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00), in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHARLES M. SPICER, SANDRA K. SPICER SMITH (now known as SANDRA K. SPICER CHASTAIN), MARCUS L. SPICER and KYLE L. SPICER (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto JOSEPH AUSTIN, a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, certain real property located in Robertson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is unimproved property known as 0 Ted Dorris Road, Millersville, Robertson County, Tennessee 37072. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all matters which may be revealed by survey and/or inspection of the Subject Property, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered. Grantors further covenant and bind themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.



IN WITNESS WHEREOF, Grantors have hereunto set their signatures, this 28th day of February, 2022.

**GRANTOR:**

Charles M. Spicer  
CHARLES M. SPICER

STATE OF TENNESSEE )  
COUNTY OF Sumner )

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared CHARLES M. SPICER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

28th Witness my hand and seal, at Office in Hendersonville, Tennessee, this day of February, 2022.

Amy Hankins  
Notary Public

My Commission Expires: 7/2/2024



Sandra K Spicer Chastain  
SANDRA K. SPICER CHASTAIN

STATE OF TENNESSEE )

COUNTY OF Sumner )

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared SANDRA K. SPICER CHASTAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 28<sup>th</sup> day of February, 2022.

Amy Hankins  
Notary Public

My Commission Expires: 7/2/2024



Marcus L. Spicer  
MARCUS L. SPICER

STATE OF TENNESSEE )

COUNTY OF Sumner )

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared MARCUS L. SPICER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 28<sup>th</sup> day of February, 2022.

Amy Hankins  
Notary Public

My Commission Expires: 7/2/2024



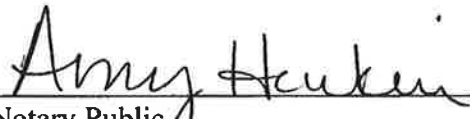
  
KYLE L. SPICER

STATE OF TENNESSEE )

COUNTY OF Sumner )

Before me, Amy Hankins, the Undersigned Notary Public of said County and State, personally appeared KYLE L. SPICER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 28<sup>th</sup> day of February, 2022.

  
Notary Public

My Commission Expires: 7/2/2024



STATE OF TENNESSEE )

COUNTY OF Davidson )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00).

Christy L  
AFFIANT

Sworn to and subscribed before me, this 28<sup>th</sup> day of February, 2022.

Melissa Heaven  
Notary Public

My Commission Expires: \_\_\_\_\_



## EXHIBIT A

### DESCRIPTION OF PROPERTY

A certain tract or parcel of land in the 12th Civil District of Robertson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin (old), the southwest corner of a tract of land which belongs to Eddie J. Dorris, having a deed reference in Deed Book 293, Page 471, Register's Office for Robertson County, Tennessee, in the northerly boundary of a tract of land which belongs to Ronald S. Dorris, having a deed reference in Record Book 1124, Page 318, Register's Office for Robertson County, Tennessee, the southeast corner of this tract, and continuing, as follows: S 84°57'43" W, 435.01 feet to an iron rod (old), the northwest corner of said tract of land which belongs to Ronald S. Dorris, in the easterly boundary of a tract of land which belongs to Donald R. Allen, having a deed reference in Deed Book 225, Page 110, Register's Office for Robertson County, Tennessee; thence with the boundary of said tract of land which belongs to Donald R. Allen, as follows: N 05° 02' 08" E, 1011.16 feet to a stone (old); thence, S 79° 29' 25" E, 429.61 feet passing a common corner of said tract of land which belongs to Donald R. Allen, and a tract of land which belongs to Alfred Ronnie Crawford, having a deed reference in Deed Book 290, Page 52, Register's Office for Robertson County, Tennessee, in the southerly boundary of said tract of land which belongs to Alfred Ronnie Crawford, the northwest corner of said tract of land which belongs to Eddie J. Dorris; thence, S 04° 59' 38" W, 894.09 feet, to the point of beginning, containing 9.36 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated May 23, 2007.

ALSO conveyed with this property are the following (2) easements for ingress, egress and utilities to serve the above-described property:

EASEMENT #1 (per survey): Beginning at an iron pin (new), in the northerly margin of Ted Dorris Road, the southeast corner of this easement, and continuing, as follows: with a curve to the left, having a radius of 525.00 feet, an arc distance of 30.12 feet, and a chord bearing of S 47° 49' 55" W, 30.12 feet to an iron pin (new), in the northerly margin of Ted Dorris Road; thence with a new line, as follows: N 47° 13' 30" W, 315.50 feet to an iron pin (new); thence, N 82° 15' 42" W, 52.26 feet to an iron pin (new); thence, N 47° 13' 30" W, 52.26 feet to an iron pin (new); thence, N 82° 15' 42" W, 314.66 feet to a stone (old); thence, S 84° 57' 23" W, 72.05 feet to an iron pin (new); thence, N 04° 55' 06" W, 30.00 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to David R. Birdwell, having a deed reference in Deed Book 264, Page 432, Register's Office for Robertson County, Tennessee; thence, N 84° 57' 43" E, passing a common corner of said tract of land which belongs to David R. Birdwell, and a tract of land which belongs to Eddie J. Dorris, having a deed reference in Deed Book 293, Page 471, Register's Office for Robertson County, Tennessee, and continuing, in all 75.38 feet to an iron pin (new), a corner of said tract of land which belongs to Eddie J. Dorris; thence, S 82° 15' 42" E, 327.46 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to

Eddie J. Dorris; thence with a new line, as follows: S 47° 13' 30" E, 52.26 feet to an iron pin (new); thence, S 82° 07' 16" E, 52.44 feet to an iron pin (new), in the westerly boundary of a tract of land which belongs to Pitt Excavating, LLC, having a deed reference in Record Book 862, Page 464, Register's Office for Robertson County, Tennessee; thence, S 47° 13' 30" E, passing the southwest corner of said tract of land which belongs to Pitt Excavating, LLC, and continuing in all 327.40 feet, to the point of beginning, containing 0.57 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated May 16, 2007.

EASEMENT #4 (per survey): Beginning at an iron pin (new), in the northerly boundary of a tract of land which belongs to Ronald S. Dorris, having a deed reference in Record Book 1124, Page 318, Register's Office for Robertson County, Tennessee, the southeast corner of a tract of land which belongs to David R. Birdwell, having a deed reference in Deed Book 264, Page 432, Register's Office for Robertson County, Tennessee, the southwest corner of this easement, and continuing, as follows: N 04° 59' 38" E, 30.47 feet to an iron pin (new), in the easterly boundary of said tract of land which belongs to David R. Birdwell; thence with a new line, as follows: N 84° 57' 43" E, 30.47 feet to an iron pin (new); thence, S 04° 59' 38" W, 30.47 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Ronald S. Dorris; thence, S 84° 57' 43" W, 30.47 feet, to the point of beginning, containing 0.02 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated May 16, 2007.

BEING the same property conveyed to Sandra K. Spicer Chastain, Charles M. Spicer, Marcus L. Spicer and Kyle L. Spicer by Last Will and Testament of Charles L. Spicer dated 5/6/2008 of record in Will Book 20, Page 385, Robertson County Chancery Court, Robertson County, Tennessee.

**NEW OWNER:**

JOSEPH NICK AUSTIN and wife,  
KRYSTAL NICOLE AUSTIN  
2186 Ted Dorris Rd.  
Goodlettsville, TN 37072

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC  
125 North Castle Heights Ave, Ste. B  
Lebanon, TN 37087

**SEND TAX BILLS TO:  
NEW OWNER**

**FILE NO: 10-0183**

Map 125  
Parcel 210.00

Space for Recorder's Stamp	
Frankie Fletcher, Register Robertson County Tennessee	
Rec #: 194565	Instrument #: 225093
Rec'd: 15.00	Recorded
State: 628.63	6/17/2010 at 9:22 AM
Clerk: 1.00	in Record Book
EDP: 2.00	1373
Total: 646.63	Pgs 529-531

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Nine Thousand, and Nine Hundred 00/100 Dollars (\$169,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDDIE J. DORRIS** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSEPH NICK AUSTIN and wife, KRYSTAL NICOLE AUSTIN** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land lying in the **12<sup>th</sup>** Civil District of **Robertson** County, State of Tennessee, bound and described as follows, to-wit:

Certain real property situate in the 12th Civil District of Robertson County, Tennessee, and described as follows, to wit:

**BEGINNING** at a set stone in the West boundary of a tract of land which belongs to James F. Eddings having a deed of reference in Deed Book 251, page 385, Register's Office for Robertson County, Tennessee, the Southeast corner of a tract of land which belongs to Park Swift having a deed reference in Deed Book 115 page 124, Register's Office for Robertson County, Tennessee, the Northwest



degrees 04' 54" West, 45.38 feet to an iron pin in the North boundary of said tract of land which belongs to Seymore S. Dorris; thence with a new line, North 4 degrees 59' 38" East 893.99 feet to an iron pin in the South boundary of said tract of land which belongs to Park Swift; thence with a fence, South 79 degrees 29' 24" East, 489.34 feet to the point of beginning, containing 9.35 acres, more or less, as surveyed by Kessinger & Shepard, dated September 20, 1984.

**EASEMENT:**

Conveyed herewith is a 30 foot easement connecting the above described tract of land to Ted Dorris Road; said easement is described as follows, to-wit:

**BEGINNING** at a fence post in the Northwesterly margin of Ted Dorris Road, the Northeast corner of a tract of land which belongs to Seymore S. Dorris having a deed reference in Deed Book 109, page 104, Register's Office for Robertson County, Tennessee, the most Southerly Southeast corner of the above described tract of land, the Southeast corner of this tract and continues as follows: North 89 degrees 54' 16" West 595.44 feet to a fence post in the North boundary of said tract of land which belongs to Seymore S. Dorris; thence North 82 degrees 15' 45" West, 55.45 feet to an iron pin in the North boundary of said tract of land which belongs to Seymore S. Dorris, the Southwest corner of the above described tract of land; thence North 11 degrees 13' 28" East, 30.06 feet to an iron pin in the the West boundary of the above described tract of land; thence with a new line, South 82 degrees 15' 45" East, 27.54 feet to an iron pin; thence South 89 degrees 54' 16" East, 663.07 feet to a fence post in the Northwesterly margin of Ted Dorris Road, a corner to a tract of land which belongs to James F. Eddings having a deed reference in Deed Book 251, page 385, Register's Office for Robertson County, Tennessee; thence South 54 degrees 07' 52" West, 56.54 feet to the point of beginning, containing 0.51 acre, more or less, as surveyed by Kessinger & Shepard, dated September 20, 1984.

**AND BEING** the same property conveyed to Eddle J. Dorris and wife, Linda F. Dorris by Quitclaim deed from Eddle J. Dorris, dated February 3, 1989, and of record in Deed Book 293, Page 473, Register's Office for Robertson County, Tennessee. For further reference, see Warranty Deed of record in Book 262, Page 343. Linda F. Dorris is now deceased.

This is **IMPROVED** property known as 2186 Ted Dorris Road, Goodlettsville, TN 37072.

**TO HAVE AND TO HOLD** said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

**GRANTOR** covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**THIS CONVEYANCE** is made subject to all visible easements, rights-of-way, and any and all,

PROPERTY TAXES for the current year shall be assumed by the Grantor on the subject property.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10<sup>th</sup> day of June, 2010.

Eddie J. Dorris  
EDDIE J. DORRIS

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EDDIE J. DORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument.

WITNESS my hand and official seal at office this 10<sup>th</sup> day of June, 2010.

My commission expires: 09/30/2013

Carolyn M. Christoffersen  
CAROLYN M. CHRISTOFFERSEN  
STATE OF TENNESSEE  
NOTARY PUBLIC  
WILSON COUNTY

\*\*\*\*\*

The actual consideration or value, whichever is greater, for this transfer is \$169,900.00

Joseph N. Auer  
AFFIANT

Sworn to and subscribed to before me this 10<sup>th</sup> day of June, 2010.

My commission expires: 09/30/2013

Carolyn M. Christoffersen  
CAROLYN M. CHRISTOFFERSEN  
STATE OF TENNESSEE  
NOTARY PUBLIC  
WILSON COUNTY

FIRE DEPARTMENT  
PRESS RELEASES OF OUR MILLERSVILLE FIRE DEPT ON THE JOB  
PLUS COSTS AND STATS



### TRAFFIC ALERT BETHEL ROAD

We have a traffic advisory on Bethel Road at the I 65 overpass. A dump truck has become jammed under the bridge. What we are hearing is that at least one lane of I-65 might be impacted and Bethel Road appears to be blocked. As soon as we have more information, we will bring it to you.

CONFIRMED, they're shutting down the southbound side of I-65. The bridge will need to be inspected before it can be reopened.

UPDATE: The driver was transported by Sumner County EMS to Skyline Medical Center.

[Springfield Carpet One](#)

UPDATE: According to the Millersville Fire Department, Officials have inspected the bridge and are REOPENING I65.



# QUICK RESPONSE BY MILLERSVILLE FIRE DEPARTMENT SAVES VEHICLES AT DAD'S TOWING

AUGUST 26, 2024



## Quick Response by Millersville Fire Department Saves Vehicles at Dad's Towing

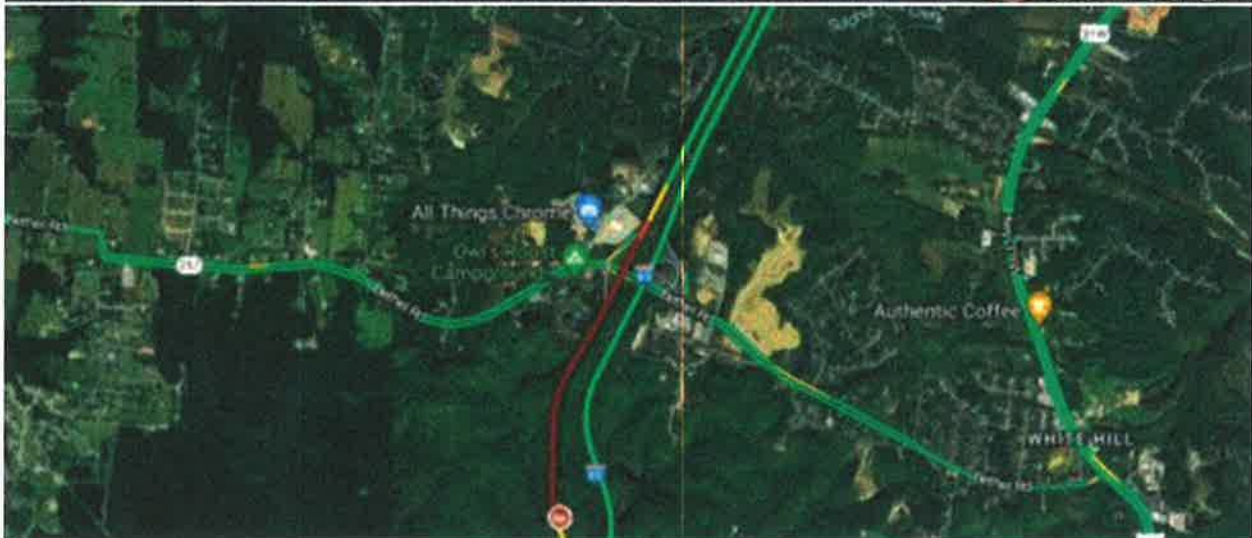
MILLERSVILLE, TENNESSEE: (Smokey Barn News) – This morning, a vehicle fire broke out at Dad's Towing on Long Drive in Millersville, the first call coming into 911 at 7:27 AM. [MAP](#) Millersville Fire Department responded quickly, using a compressed air foam system (C.A.F.S.) to contain the blaze and prevent it from spreading to adjacent vehicles. According to Millersville Fire Chief Matt Stewart, this marked the first fire response for Millersville's newest firefighter, Brandon Miller, with the department. Despite it being his first call with the team, Miller's experience shone through as he played a key role in saving the entire lot of cars from potential damage.

Barry Whitworth, Operations Manager at [Dad's Towing](#), expressed his gratitude, commending the Millersville Fire Department for their rapid response and effective work.



### TRAFFIC ALERT: I-65 SOUTH

According to Millersville Fire Chief Matt Stewart, one lane of I-65 south is currently closed at mile marker 103 due to a two-vehicle rollover crash involving a pickup truck and a transport vehicle. This is an injury crash, and at least one person was transported to a nearby hospital. If you're on I-65 south going through Millersville, expect delays. The White House Community Volunteer Fire Department assisted. Powered by: [Edward Jones-Financial Advisor: Chuck Rogers](#)



# **CITY OF MILLERSVILLE CANCELS BURN PERMITS AMID RISING FIRE RISK**

AUGUST 30, 2024



## **City of Millersville Cancels Burn Permits Amid Rising Fire Risk**

MILLERSVILLE, TENNESSEE: (Smokey Barn News) – Over the past week, the City of Millersville, including Robertson and Sumner counties, has experienced increasing temperatures and a lack of rainfall, creating ideal conditions for wildfires. As a result, the City of Millersville Fire Department has announced that all burn permits are canceled effective immediately. This cancellation will remain in effect until drought conditions return to normal or reach the “NONE” level on the intensity map.

The hills and ridges of Millersville are particularly susceptible to wildfires, which can spread rapidly and go unnoticed in these rural areas. The Fire Department emphasizes that this precautionary measure is necessary to protect the lives and property of residents.

Fire Chief Stewart stated, “We are taking these preventive measures to ensure the safety of all our citizens. We appreciate your cooperation and understanding during this time.”

Millersville is currently the only city in Robertson County under a burn ban, but other cities in Robertson and surrounding counties will likely follow suit if the dry spell continues. Even if your city or county is not under a burn ban, it would still be wise to be cautious with combustibles.



Traffic Alert: I-65 South at Mile 103

I-65 South at mile marker 103 is down to one lane due to a semi-truck crash into the guardrail. There were minor injuries, with one person transported. TDOT and towing service are on the scene, and the area is expected to be cleared in 10-20 minutes.

—Millersville Fire Chief Matt Stewart

Powered by [Edward Jones-Financial Advisor: Chuck Rogers](#)







# Millersville Fire Department

1246 Louisville Highway  
Millersville, TN 37072



## Fire - Incident Types with Monthly Breakdown August 2024

Year to Date Calls: 557

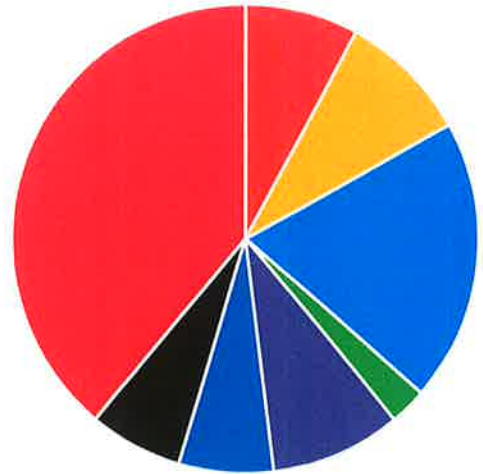
Previous Year to Date: 583

Smoke Detectors Installed : 11

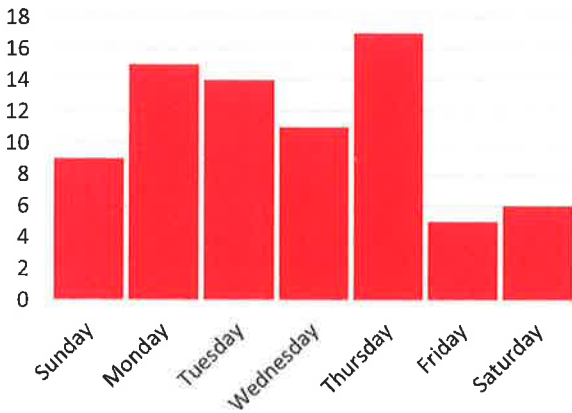
Smoke Detectors Installed Year to Date : 33

Incident Type Group	Number of Calls
100 - Fire	6
300 - MVC	7
300 - EMS	15
400 - HAZMAT	2
500 - Service Call	7
600 - Good Intent	5
700 - False Alarm	5
800 - Natural Disaster	0
Null- No Response	30
<b>Total Calls:</b>	<b>77</b>

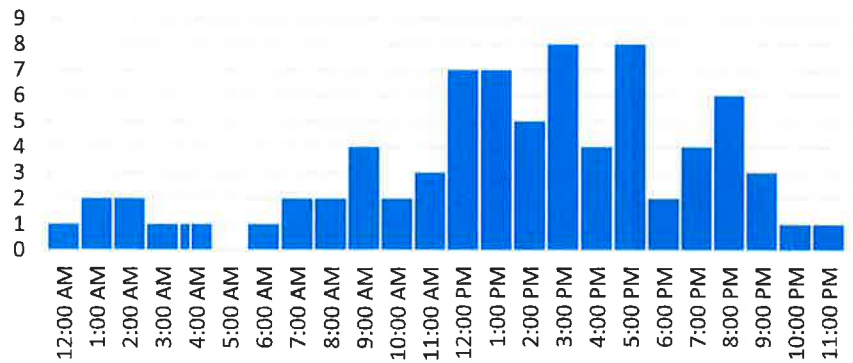
- 100 - Fire
- 300 - MVC
- 300 - EMS
- 400 - HAZMAT
- 500 - Service Call
- 600 - Good Intent
- 700 - False Alarm
- 800 - Natural Disaster
- Null- No Response



### Calls for service by days of the week.



### Calls for service by time of day.



### Comments:

\*Two full time firefighters hired working alternating 12 hour night shift. Brandon Miller and Jeff Shaffer. These two firefighters increase the collective years of service of our department to a total of 51 years.

\*Burn Ban in effect until Tennessee drought monitor returns to "none" intensity.



SmokeyBarn.com's Robertson County Daily

August 17 at 1:26 AM · 🌐



EVERYONE OK

North bound I 65 at the 103. Single occupant escaped without injury. No traffic delays reported. -  
Millersville Fire Chief Matt Stewart

Powered by: [Chosen Towing & Recovery](#) We buy junk cars..





From: City of Millersville Fire Department

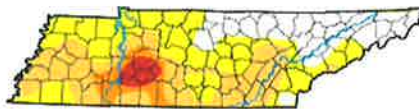
Over the past week the rural interface of ridges and valleys, within the City of Millersville including Robertson and Sumner counties, have seen increasing temperatures with no rainfall, creating ideal conditions for wildfires. Effective immediately all burn permits are cancelled, until a time when the drought intensity returns to a normal condition or the value of "NONE" on the intensity map. The hills and ridges of Millersville provide too perfect a condition for wildfire to spread quickly, efficiently, and unseen across the rural hills of our great city, threatening the lives and property of our citizens. We are taking these preventive measures to ensure the safety of all our citizens. We appreciate your cooperation and understanding during this time. – Fire Chief Stewart

## Tennessee

[Home](#) / Tennessee

**Map released: Thurs. August 29, 2024**

Data valid: August 27, 2024 at 8 a.m. EDT



### Intensity

-  None
-  D0 (Abnormally Dry)
-  D1 (Moderate Drought)
-  D2 (Severe Drought)
-  D3 (Extreme Drought)
-  D4 (Exceptional Drought)
-  No Data

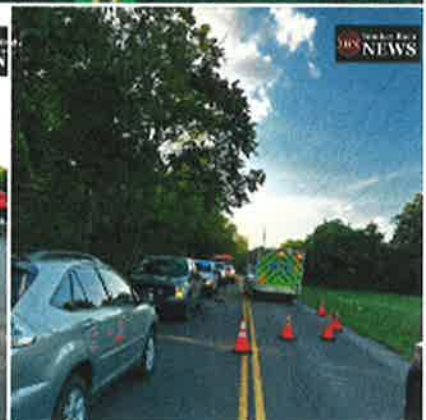
reference: [Drought Monitor \(tn.gov\)](https://www.tn.gov/drought-monitor)



**TRAFFIC ALERT, MILLERSVILLE**

Williamson Road at Cartwright is currently closed due to a motor vehicle accident with injuries. According to Chief Stewart with the Millersville Fire Department, please avoid the area and use alternate routes. Further updates will be provided as more information becomes available.

Powered by: [Springfield Carpet One](#) We're ready to floor you!



CAR 121

(123)

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/08/24  
Time: 07:45PM  
Auth# 395049  
Odometer: 052803  
Fuelman

Entry: Swiped

Acct #

\*\*\*\*\*6161

Pump	Gallons	Price
6	27.161	\$ 2.949
Product: UNLEADED		

-----  
Total: \$80.10

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

CAR 1 <sup>419</sup> 422-2104

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/09/24  
Time: 12:02AM  
Auth#: 859921  
Odometer: 052859  
Fuelman

Entry: Swiped  
Acct #

\*\*\*\*\*6161

Pump	Gallons	Price
6	27.658	\$ 2.899

Product: UNLEADED

-----  
Total: , \$80.18

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

CR1 <sup>(MS)</sup> 422-2104

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/13/24  
Time: 09:11AM  
Auth#: 044796  
Odometer: 0553004  
Fuelman

Entry: Swiped

Acct #  
\*\*\*\*\*8161

Pump	Gallons	Price
6	17.581	\$ 3.199

Product: UNLEADED

-----  
Total: \$56.24

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

CAR-1  
422-2104

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/20/24  
Time: 02:58PM  
Auth# 836388  
Odometer: 053220  
Fuelman

Entry: Swiped  
Acct #  
\*\*\*\*\*6161

Pump Gallons Price  
4 22.983 \$ 2.949  
Product: UNLEADED

-----  
Total: \$67.78

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!



CAR 1 Fuel

422-2104

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/28/24  
Time: 06:46AM  
Auth# 633646  
Odometer: 053491  
Fuelman

Entry: Swiped  
Acct #

\*\*\*\*\*6161-

Pump	Gallons	Price
8	18.141	\$ 2.999
Product:	UNLEADED	

-----  
Total: \$54.40

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

422-2104

CAR 1 (MS)

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/24/24  
Time: 07:05PM  
Auth# 308353  
- Odometer: 053331  
Fuelman

Entry: Swiped

Acct #

\*\*\*\*\*6161

Pump Gallons Price  
2 14.986 \$ 2.799  
Product: UNLEADED

-----  
Total: \$41.95

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

E-1 Def 119

Welcome to QuikTrip

QuikTrip #07144

944 Louisville Hwy  
Goodlettsville, TN  
(615) 992-9384

5:10:04 PM

08-05-2024

Register #0021

Gas Sale: \$2.90  
Grade: DEF  
Pump: 7  
Gallons: 0.828  
PPU: 3.499/Gal

Sub-Total: \$2.90  
Tax: \$.00  
Total: \$2.90

Payment Methods

Fuelman Sale \$2.90  
Signature not required  
\*\*\*\*\*8765  
Auth Code: 254543  
Entry Mode: Swiped

Odometer: 009383

Thank You  
Come Again

E-1 Fuel (26)

Welcome to QuikTrip

QuikTrip #07144

944 Louisville Hwy  
Goodlettsville, TN  
(615) 992-9384

5:06:53 PM

08-05-2024

Register #0021

Gas Sale: \$49.71  
Grade: DIESEL  
Pump: 7  
Gallons: 15.538  
PPU: 3.199/Gal

Sub-Total: \$49.71  
Tax: \$.00  
Total: \$49.71

Payment Methods

Fuelman Sale \$49.71  
Signature not required  
\*\*\*\*\*8765  
Auth Code: 254113  
Entry Mode: Swiped

Odometer: 009383

Thank You  
Come Again

422-2104

E-1 Fuel  
PB

QUIKTRIP #07144  
944 Louisville Hwy  
Goodlettsville, TN

Date: 08/16/24  
Time: 08:48PM  
Auth# 516048  
Odometer: 009458  
Fuelman

Entry: Swiped  
Acct #  
\*\*\*\*\*8765

Pump	Gallons	Price
2	23.007	\$ 3.199

Product: DIESEL

-----  
Total: \$75.52

Thank You for  
Shopping QuikTrip!  
Please Come Back  
Again!!

422-2164

Welcome to QuikTrip

E-1 *(signature)*

QuikTrip #07144

944 Louisville Hwy  
Goodlettsville, TN  
(615) 992-9384

7:08:24 PM

08-24-2024

Register #0021

Gas Sale: \$25.81  
Grade: DIESEL  
Pump: 6  
Gallons: 8.466  
PPU: 3.049/Gal

Sub-Total: \$25.81  
Tax: \$0.00  
~~Total: \$25.81~~

Payment Methods

Fuelman Sale \$25.81  
Signature not required  
\*\*\*\*\*8765  
Auth Code: 308402  
Entry Mode: Swiped

Odometer: 009492

Thank You  
Come Again

**CITY OF MILLERSVILLE**  
MONTHLY PCC PURCHASES REPORT

ORDER NAME: **McH Stewart**

CREDIT CARD #

**0164**

DATE:

**08/24**

Item No	Transaction Date	Purchase Description/Reason (be specific)	Business / Supplier Name	Amount	Disputed	Travel Expense Report	Budget Code
1	8/16/24	Report Cover w/Spoke Bus	Rob-ED folders	41.78			422-4020
2	8/9/24	Pass ID Chip x4 Miller	TRS: AMS	17.55			422-2312
3	8/12/24	Door tools / Firestyles Equip	The Fire Store.com	288.88			422-2312
4	8/13/24	Tool Bag measure Tap x2	Walmart	40.82			422-2312
5	8/13/24	Ratchet strap x4 CITV11	Walmart	39.88			422-2312
6	8/13/24	Soc-1 Audio Cable	Walmart	12.47			422-2312
7	8/13/24	Wipes Fluid + Wiper Blade x3	Walmart	32.85			422-2307
8	8/21/24	Station 1 Bay Door Repair	ACE Hardware	18.98			422-2206
9	8/21/24	Station 1 Repair	ACE Hardware	47.96			422-2206
10	8/29/24	CPR AED	CPR Nashville	109.00			422-2002
11	8/29/24	CPR AED	CPR Nashville	109.00			422-2002
12							
13							
<b>SUB TOTAL</b>							

I warrant that all purchases listed on this statement, unless noted in disputed item column, are true and correct, and were made for official City of Millersville purposes. I warrant that all purchases listed on this statement, unless noted in disputed item column, are true and correct, and were made for official City of Millersville purposes. I warrant that all purchases listed on this statement, unless noted in disputed item column, are true and correct, and were made for official City of Millersville purposes.

Order Name: \_\_\_\_\_  
 Approving Official: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

Pub-ED Folders 422-4026

# Office DEPOT OfficeMax

MADISON - (615) 860-4783  
08/06/2024 10:22 AM



V2VTAQXP6XQX68E8E

SALE 58-3-6680-1062871-24.4.2  
 678483 CVR,RPT,50BX,C  
 2 @ 20.89 41.78  
 You Pay 41.78  
 Subtotal: 41.78  
 Total: 41.78  
 MasterCard 0164: 41.78

AUTH CODE 00695G  
 TDS Chip Read  
 AID A000000041010 Mastercard  
 TVR 0000008000  
 CVS No Signature Required

CITY OF MILLERSVILLE 11\*\*\*\*850  
 Please create your online rewards  
 account at [officedepot.com/rewards](http://officedepot.com/rewards).  
 You must complete your account to  
 claim your rewards and view your  
 status.

Tax Exemption Number 3057570?

\*\*\*\*\*

Shop online at [www.officedepot.com](http://www.officedepot.com)

\*\*\*\*\*

WE WANT TO HEAR FROM YOU!  
 Visit [survey.officedepot.com](http://survey.officedepot.com)  
 and enter the survey code below  
 B6W8 N261 7E8Y  
 or scan the below QR code



\*\*\*\*\*

# OfficeMax Office DEPOT





**TACOMA RUBBER STAMP & MARKING SYSTEMS**

P.O. Box 1398 • Tacoma, WA 98401-1398  
 919 Market ST • Tacoma, Washington 98402-3604  
 (253) 383-5433 • Fax (253) 383-0649  
 www.TacomaRubberStamp.com  
 CustomerService@TacomaRubberStamp.com

Inv No  
**I-729168-1**

Page 1 of 1

Invoice

S O L D T O  
 Millersville Fire Department  
 1246 Louisville Hwy  
 Millersville, TN 37072

S H I P T O  
 Millersville Fire Department  
 Attn: MATTHEW E. STEWART  
 1246 Louisville Hwy  
 Millersville, TN 37072

ORDER DATE RECEIVED ROUTING INVOICE DATE LABEL SALESMAN NO

8/12/24 Patsy Doxsey Mail 8/12/24 77  
 ACCT NO ORDERED BY PHONE NO CUST P O INITIALS  
 258847 MATTHEW E (615) 859-0880 7200 PD

Q	SHIP	B/O	DESCRIPTION	UNIT PRICE	DISC	NET	EXT PRICE
4	4	0	PASSPORT NAMETAGS: 2 EA.M. STEWART 1400 2 EA.B. MILLER 1440	\$1.95		\$1.95	\$7.80
0	0	0	VELCRO BACKING: 2" VELCRO SQUARE	\$0.35		\$0.35	\$0.70

Sub Total \$8.50  
 Shipping & Handling \$9.05  
 Tax \$0.00

total \$17.55

APPROVED  
 AMOUNT \$17.55  
 Batch #: 225001  
 APPR CODE: 012956  
 MASTERCARD \*\*\*\*\*0164  
 Manual CNP  
 CVC: M  
 RFR#: 00000004  
 RFR#: 57010003  
 08/12/24

SALE  
 TACOMA RUBBER STAMP  
 919 MARKET ST  
 TACOMA, WA 98402  
 (253) 383-5433

**PAID**  
 AUG 12 2024

Tacoma Rubber Stamp  
 Cash  Ck. Card  M/C  VISA  Ck # \_\_\_\_\_

CUSTOMER COPY



101 Independence Way  
 Coatesville, PA 19320  
 www.wpsginc.com  
 (610) 857-8070  
 sales@wpsginc.com

# Sales Order

Order#	SO469354
Date	08/12/2024

### Bill To:

Millersville Fire Dept.  
 1246 Louisville Hwy  
 Millersville TN 37072  
 United States

### Ship To:

Millersville Fire Dept.  
 1246 Louisville Hwy  
 Millersville TN 37072  
 United States

ID	Name	Terms	Sales Rep	Shipping Method
35951	Millersville Fire Dept.	Net 30		FedEx Ground Home

#	Item Name	Description	Quantity	Unit Price	Amount
---	-----------	-------------	----------	------------	--------

1	STECK-32955DLX	Steck BigEasy Glo w/ Easy Wedge Kit w/ Bag	2	91.99	183.98
---	----------------	--	---	-------	--------

2	FS6203A	Characters or MedallionLeather Fronts Type 4 - Decals	1	64.24	64.24
---	---------	---	---	-------	-------

**Label:** FS6203A  
**Style:** FS6203A  
**Leather Color Image:** Black Leather (FS6203A)  
**Thread Color Image:** Red (FS6203A)  
**Panel Color Image:** White (FS6203A)  
**Characters or Medallion Image:** MFS-LS  
**Line 1 Text:** MILLERSVILLE  
 Text Option: Top Panel #1  
 Text Format: Default  
 Text Color: Black - Reflective  
**Line 2 Text:** FIREFIGHTER  
 Text Option: Top Panel #2  
 Text Format: Default  
 Text Color: Black - Reflective  
**Line 3 Text:** B.MILLER  
 Text Option: Bottom Panel  
 Text Format: Default  
 Text Color: Black - Reflective

**Notes:**  
**Associated Product:** Cairns 1044(Holes punched)

<b>Thank you for your order</b> Any changes or discrepancies to this order should be made immediately.  Please contact Customer Service: Phone: (800) 852-6088 sales@WPSGinc.com	<b>Subtotal:</b>	248.22
	<b>Discount:</b>	0.00
	<b>Tax Total:</b>	0.00
	<b>Freight:</b>	41.66
<b>Total:</b>		289.88



Give us feedback @ survey.walmart.com  
Thank you! ID #:7TMS4K1KK305



615-672-6773 Mgr: TARA  
222 WILKINSON LN  
WHITE HOUSE TN 37188  
ST# 04483 DP# 000328 TR# 16 TR# 08343  
# ITEMS SOLD 11  
TC# 2192 1030 1082 1308 4930 3



27FT RICH	019434616096	9.97 0
LTG AUX CARL	068113140982	12.47 0
RX EXP B22-1	007911840013	14.44 0
RX EXP B22-1	007911840013	14.44 0
27FT RICH	019434616096	9.97 0
DR 35 AL IP	084009260139	14.47 0
DR 35 AL IP	084009260139	14.47 0
RX -20 21N1	007911890050	3.97 0
27FT RICH	019434616096	9.97 0
27FT RICH	019434616096	9.97 0
RT 15 BAR	088952630825	17.89 0

SUBTOTAL 132.02  
TOTAL 132.02  
NCARD TEND 132.02

Mastercard \*\*\*\* \* 0164 1 4  
APPROVAL # 013288  
REF # 1042000314  
ATD A0000000041010  
AAC #FBDD665CB100781  
TERMINAL # 29788468  
\*NO SIGNATURE REQUIRED

08/13/24 11:06:29  
CHANGE DUE 0.00  
Low Prices You Can Trust. Every Day.  
08/13/24 11:06:47  
\*\*\*CUSTOMER COPY\*\*\*



Get free delivery  
from this store  
with Walmart+

Scan for 30-day free trial.

**ACE HARDWARE WHITE HOUSE**  
 429 HIGHWAY 76  
 WHITE HOUSE TN 37118  
 PHONE: (615) 581-0623

CITY OF MILLERSVILLE  
 1246 LOUISVILLE HWY  
 MILLERSVILLE TN 37072

CUST # 602295  
 TERMS: NET 10TH OF MONTH

INV # W23639/7  
 DATE : 8/21/24  
 CLERK: KAB  
 TERM # 218

DEPARTMENT/FIRE

TIME : 10:44  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

*Bay Doors Repair* 422-2206

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	5495064	3-IN-1GARAGE DOOR LUBE	9.99	9.99 /EA	9.99 N
1	EA	52628	ROLLER STEM GARAGE CD 2	8.99	8.99 /EA	8.99 N
MID: ***5593 APP: 02199G XR: 023639 ** PAYMENT RECEIVED ** ** PAID IN FULL ** BANKCARD PAYMENT BKCRD#XXXXXXXXXXXX0164 (MATT ) ACE REWARDS ID # 1981316816 18.98 TAXABLE 18.98 NON-TAXABLE 18.98 SUB-TOTAL 0.00 TAX AMOUNT 18.98 TOTAL INVOICE						

X *[Signature]*  
 Received By

ACE HARDWARE WHITE HOUSE  
 429 HIGHWAY 76  
 WHITE HOUSE TN 37118

PHONE: (615) 581-0623

CITY OF MILLERSVILLE  
 1246 LOUISVILLE HWY

MILLERSVILLE TN 37072

CUST # 602295  
 TERMS: NET 10TH OF MONTH

INV # 644181/7  
 DATE : 8/21/24  
 CLERK: AMB  
 TERM # 212

TIME : 6:48  
 \*\*\*\*\*  
 \* INVOICE \*  
 \*\*\*\*\*

QUANTITY	UM	ITEM	DESCRIPTION	SUG. PRICE	PRICE/PER	EXTENSION
1	EA	5062229	VELCRO 2"X4" WIND STR BLK	4.99	4.99 /EA	4.99 N
1	EA	3166659	BATTERY ALKALINE AA 16PK Instant Savings	19.99	19.99 /EA	19.99SN
1	BX	H47224	1LB HWH SELF-DRILLING 1/4X1	14.99	14.99 /BX	14.99*N
1	EA	8167629	STEEL STIK 20Z	9.99	9.99 /EA	9.99 N
1	EA	IS473056	\$2 INSTANT SAVINGS-3166659 CREDIT RETURN	2.00	2.00 /EA	-2.00SNR
				** AMOUNT CHARGED TO ACCOUNT **		
				47.96	TAXABLE	0.00
					NON-TAXABLE	47.96
					SUB-TOTAL	47.96
					TAX AMOUNT	0.00
					TOTAL INVOICE	47.96

ACE REWARDS ID # 1981316816

(statement 000 )

X 

Received By

**Matthew Stewart**

---

**From:** CPR Nashville <info@acis-bls-nashville.com>  
**Sent:** Thursday, August 29, 2024 3:46 PM  
**To:** Fire Chief  
**Subject:** Order Receipt from CPR Nashville

## Congratulations and Thank you!

Hi Tiffany Lineweaver! Here is the receipt for your order.

Questions? Call: (615) 638-0005 or Email: info@acis-bls-nashville.com

**Location:** 600 Old Hickory Blvd., Suite 100B, Nashville, TN 37209.

We are here for YOU!

---

### ORDER NOTES

---

Event Name	Event Date	Nashville
BLS Class	<b>Start Date:</b> August 30, 2024 9:00 am <b>End Date:</b> August 30, 2024 1:00 pm	

---

**Order Number: 30102**  
**Order Date: August 29, 2024**

---

<b>BLS Class</b>	<b>1</b>	<b>\$109.00</b>
------------------	----------	-----------------

**Required Course ©2020 BLS Book (Choose One):** Yes! I will purchase the BLS Book now and get it when I arrive to class. add (+\$29)

**Card Recovery Insurance (Choose One):** No. If I ever need to recover access to my card over the next 2 years, I understand I will pay \$20.00 per incident.

Start: August 30, 2024 9:00 am

End: August 30, 2024 1:00 pm

+ Ical Import

+ Google calendar

**Subtotal:** \$109.00

**Payment method:** Credit card

**Total:** \$109.00

## Checkout Fields

- **Occupation:** Other
- **Where did you hear about us?:** Other
- **Person Who Referred You, if applicable?:** Fire Chief Stewart

### Billing Address

Tiffany Lineweaver  
Millersville Fire Department  
1246 Louisville Hwy  
Fire Department  
Millersville, TN 37072  
6159449616  
firechief@cityofmillersville.com

### Shipping Address

Tiffany Lineweaver  
Millersville Fire Department  
1246 Louisville Hwy  
Fire Department  
Millersville, TN 37072

### Refunds and Rescheduling:

There are NO REFUNDS for classes or books that were purchased and scheduled. You may reschedule a class, if necessary, by

**Matthew Stewart**

---

**From:** CPR Nashville <info@acis-bls-nashville.com>  
**Sent:** Thursday, August 29, 2024 3:29 PM  
**To:** Fire Chief  
**Subject:** Order Receipt from CPR Nashville

## Congratulations and Thank you!

Hi Jeffrey Shaffer! Here is the receipt for your order.

Questions? Call: (615) 638-0005 or Email: info@acis-bls-nashville.com

**Location:** 600 Old Hickory Blvd., Suite 100B, Nashville, TN 37209.

We are here for YOU!

---

### ORDER NOTES

---

Event Name	Event Date	Nashville
BLS Class	<b>Start Date:</b> August 30, 2024 9:00 am <b>End Date:</b> August 30, 2024 1:00 pm	

---

**Order Number: 30100**  
**Order Date: August 29, 2024**

---

<b>BLS Class</b>	<b>1</b>	<b>\$109.00</b>
------------------	----------	-----------------

**Required Course ©2020 BLS Book (Choose One):** Yes! I will purchase the BLS Book now and get it when I arrive to class. add (+\$29)

**Card Recovery Insurance (Choose One):** No. If I ever need to recover access to my card over the next 2 years, I understand I will pay \$20.00 per incident.



Start: August 30, 2024 9:00 am

End: August 30, 2024 1:00 pm

+ Ical Import

+ Google calendar

**Subtotal:** \$109.00

**Payment method:** Credit card

**Total:** \$109.00

## Checkout Fields

- **Occupation:** Paramedic/EMT
- **Where did you hear about us?:** Other
- **Person Who Referred You, if applicable?:** Fire Chief Stewart

### Billing Address

Jeffrey Shaffer  
Millersville Fire Department  
1246 Louisville Hwy  
Fire Department  
Millersville, TN 37072  
5134058668  
firechief@cityofmillersville.com

### Shipping Address

Jeffrey Shaffer  
Millersville Fire Department  
1246 Louisville Hwy  
Fire Department  
Millersville, TN 37072

#### Refunds and Rescheduling:

There are NO REFUNDS for classes or books that were purchased and scheduled. You may reschedule a class, if necessary, by

emalling us with that request before your scheduled class. If we do not receive a request from you prior to your class, we do not offer a refund and you may not reschedule. Also, missed Skills Checks will result in a \$50 charge.

**CPR Nashville, LLC**

**600 Old Hickory Blvd., Suite 100B, Nashville TN 37209.**

**Phone: (615) 638-0005**

**Email: [info@acis-bls-nashville.com](mailto:info@acis-bls-nashville.com)**

PUBLIC WORKS DEPARTMENT

**Sewer Maintenance & Repair**

**Tennessee 811 is the underground utility notification center for Tennessee and is not a goal driven task:**

This is a service to provide utility locations to residents or commercial contractors. The 811 call system is designed to mitigate the damage to underground utilities which each year, public and private utilities spend millions of dollars in repair costs. TN 811 receives information from callers who are digging, processes it using a sophisticated software mapping system, and notifies underground utility operators that may have utilities in the area. The owners of the utilities then send personnel to locate and mark their utilities.

Line Marking	FY-23-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-23	Jan-25	Feb-25	Mar-24	Apr-25	May-25	June-25	YTD-24-25
Tennessee 811	360	20	25											45

**Alarm Response Goal:**

Our goal is to reduce the number of responses through an ongoing, proactive maintenance program at the major lift stations. However, there are uncontrollable factors that create an alarm condition; such as high water levels due to large rain events, loss, power outages and/or loss of phase.

Lift Station Location	FY-23-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	June-25	YTD-24-25
Bethel Road														10
Maricle Ann														
Qualiwood														
Williamson Road	8													
Denson Lane Odor Control														
Denson Lane Nitra-Nox Gallons	8,760	730	730											1,460
Williamson Road Sul-Fight Gallons														

**System Repairs Goal:**

The goal is to minimize failures with the major lift stations and the mainline gravity, low and high pressure force mains. We've been training key personnel over the last two (2) years on the proper operation and maintenance of the major lift stations. This program has been very successful in reducing the number of station failures. Some of our lift stations are either at or near their useful life. Therefore, we will continue to encounter equipment failures until the stations are replaced. The mainline and service line repairs are mitigated in large part by the 811 line marking program. However, we do encounter residents or contractors that dig without notifying the 811 call center. Therefore, we have to make repairs and if the line break was due to negligence, I will send the responsible party a repair bill. In some cases, the breaks are due to weather and age.

Repairs	FY-23-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	June-25	YTD-24-25
Major Lift Stations	4	1												1
Mainline	7													
Service Line	4		1											1

**Work Order Maintenance Response Goal:**

The primary goal of the wastewater department is to provide fast, efficient and effective service to the City's approximately 2,000 utility customers. Dispatched and managed through our computer based work order system, staff responds to sewer related calls on a 24/7 basis. Our secondary goal is to manage the over 500+ mini-lift stations (grinder pumps) in our system using a proactive, programmatic approach. This is done by periodic scheduled maintenance. Additionally, the system has not been completely changed out from the prior two (2) generations of pumps. Thus, we have a large number of "change-outs" (C/O) as listed below. Some of these change-outs can also be attributed to customer negligence (throwing foreign materials down the toilet). When abuse is the contributing factor, I will charge the cost of the pumps, panels and service costs to the customer.

Work Orders	FY-23-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD-24-25
Grinder Tank PM Program														0
2000 to Extreme C/O														0
2000 to 2000 C/O														0
Extreme to 2000 C/O														0
Extreme to Extreme C/O														0
E-one to Barnes	40													40
Myers to Myers C/O	62	4												66
Barnes to Barnes C/O	0													0
Barnes to Myers C/O	1													1
Hydromatic to Myers C/O	2													2
Discharge Assembly	16	2												18
Pumps Purchased	105	30												135
Total Pumps Replaced	96	4												100
Total Pumps On Hand	4	34												38
Low Pressure Service Requests	5						1							6
Gravity Service Requests	0													0
Inspection for New Service	50	2					6							58
Final Inspection for New Service	45	2					6							53
Sewer Service Calls	528	52					50							630
After Hour Sewer Calls	154	7					10							171
Odor Complaints	4						1							5

**Major Lift Stations Repairs:**

Lift Station repairs were as follows:  
 11/17/23 Williamson Rd pump  
 station replaced pump

**Staffing:** The public works department has 6 full time employees.

**PUBLIC WORKS**  
**STREET/FACILITY MAINTENANCE/DRAINAGE (Stormwater)**

Total Hours Worked	FY-23-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	June-25	YTD-24-25
Street														0
Sewer														0
Facility Maintenance Total	46													
Community Center / Parks	404													
City Hall	10													
Station 2	4													
Fleet Maintenance	71													
Meeting/Training	6													
Leave	346	36	24											60
Holiday	384	32												32
Overtime	207	14	20											34
Administrative														
Drainage Work (feet)	60		100											100
Drainage Complaints	2													
Drainage Man Hours	59		10											10
Debris Removed Load	20.21		2											2
Good House Keeping (PW)	31													
Sweeping Man Hours	2													
Codes Abatement	2		1											1
Codes Abatement Dollar Amount	\$0.00		1,986											1,986
Mowing Hours	214													
Curb Repair														
Shoulder Linear Foot														
Shoulder Hours														
Pothole Hours	173		24											24
R-O-W Hours	126	157	70											227
Sign/Repaired	17													
Sign Work Hours	12													
Salt Hours	302													
Salt Tons	35													
Water Disconnect/Reconnect	459	104	120											224
Assist Fire Dept.														
Assist Police Dept.	4													
City Event Barriers/ City Sign	6													

**Sign Replacement:**

Staff continues to go through the City and replace all of the missing signs. We have a high incidence of sign theft in the City. I had the crews start using anti-theft hardware, but now the vandals are bending the signs until they break way.

**Public Works Special Projects:**

The goal is to be reactive to special requests that are made from time to time either from the City Administrator or other departments.

**Road Work Program:**

The goal for this program is to maintain the City's right-of-ways and drive lanes so they are free from hazards.

1. Curb - repair concrete curbs
2. Shoulder - maintain shoulders with rock
3. Potholes - repair asphalt such as base failures and pothole patching
4. Potholes - man hours associated with potholes/asphalt work
5. Mowing - medians, right-of-ways and City owned properties
6. R-O-W - tree trimming and roadside vegetative management (weed spraying)
7. Signs - repair, replace and/or install signs within the City limits
8. Salt - winter weather road clearing and salting

