JOHN COOPER
MAYOR

Karen Johnson Davidson County
Batch# 418860 METRO
06/18/2020 10:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200618-0063919

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

June 12 2020

Prepared By:
DEPARTMENT OF CODES & BUILDING SAFETY

SENTER, RONALD W. & JACKSON, WILMA FRANCIS
1815 DELTA AV
NASHVILLE, TN 37208

OFFICE ADDRESS
METRO OFFICE BUILDING – 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196350
NASHVILLE, TENNESSEE 37219-6350
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

Re: **Property Standards Order For Demolition or Removal of Structure**
The Structure Located At:1815 DELTA AVE 37208, (08108011300)
Request No: 19-1216075
Sub: LOT 368 NORTH NASH REAL ESTATE CO

To: SENTER, RONALD W. & JACKSON, WILMA FRANCIS:

On June 4, 2020, you were present for the hearing originally scheduled in the office of the Director, Department of Codes Administration of the Metropolitan Government of Nashville and Davidson County, Tennessee in answer to the complaint of the Metropolitan Property Standards inspection, dated March 4, 2020 regarding the property located at 1815 DELTA AVE 37208, as of record in Instrument # (DB-00003160 0000139), R.O.D.C., TN.

The following determinations are based upon the Findings of Fact pursuant to the inspection report, the estimated cost of repairing, altering and/or improving the structure, the valuation of the structure by the Metropolitan Tax Assessors Office and the testimony presented at the hearing, if any:

1. That the above structure is unfit for human habitation due to the conditions existing therein which are deemed unsafe, unsanitary and detrimental to the health, safety and morals of the occupants of said structure and which are otherwise deemed inimical to the general welfare of the residents and property owners of Metropolitan Nashville and Davidson County. Because of the conditions which exist, the structure shall be immediately vacated if occupied.

2. That it further appears that the cost of such repairs, alterations, and improvements necessary to render this structure fit for human habitation or use in compliance with applicable codes, rules, and ordinances, including the Metropolitan Property Standards Code would exceed fifty-percent (50%) of the physical value of such structure.

Therefore, on the basis of these determinations and in accordance with the provisions of the Metropolitan Property Standards Code, you are **hereby ordered to remove or demolish this structure and any associated accessory structures** and to clear the lot of all debris within sixty (60) days of receipt of this ORDER. If you choose to demolish the structure(s), a **permit** for demolition must first be obtained from the Department of Codes Administration before demolition commences.

The Metropolitan Code, Section 16.24.580 provides for an appeal by a property owner or his agent from this ORDER to the Metropolitan Board of Property Standards and Appeals ("the Board"). Should you choose to request an appeal before the Board, such request must be in writing setting forth a brief statement of the grounds for the appeal, pursuant to the rules, regulations, and requirements of the Board, and **must be filed within twenty (20) days of receipt of this ORDER.**

You are hereby notified that should you fail to comply with this ORDER or to timely file a written request for an appeal, the Metropolitan Property Standards Code, Sections 16.24.630 through 16.24.650, authorizes the Director to cause the structure to be removed or demolished and the cost of such action to be made a lien against the real property.

Very truly yours,

William H. Penn, Jr., Assistant Director

DONNA L. LILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Donna L. Liles

WHP:dll

CC: MDHA, ATTN: JOE CAIN, 701 South Sixth Street, Nashville, TN 37206
Ronald W Senter 3572 Shakertown Rd Antioch, TN 37013
Ronald W Senter 922 Bradford Ave Nashville, TN 37204
Estate and Heirs of Wilma F Jackson 1815 Delta Ave Nashville, TN 37208
Stanley Senter 451 Ponder Pl Nashville, TN 37228
Stanley Senter 1815 Delta Ave Nashville, TN 37208
Estate and Heirs of Gilbert W Senter 1815 Delta Ave Nashville, TN 37208
Estate and Heirs of Ronald A Senter 1815 Delta Ave Nashville, TN 37208
Julian F Senter 5597 Seminary Rd, Apt 22125 Falls Church, VA 22041
Joselyn C Senter 1610 Sagewood Way San Marcos, CA 92078
Julian F Senter 801 E Belvedere Ave Baltimore, MD 21212
Monica Bishop, Property Standards Inspections Chief

Certificate of Authenticity

I, Donna L. Liles, do herby 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.

Donna L Liles

State of Tennessee

County of Davidson

Personally appeared before me, Amanda Brown, a notary public for this county and state, Donna L. Liles, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Brown

Notary's Signature

My Commission Expires: March 8, 2021

AMANDA BROWN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON