EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

IN THE SECOND CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

STATE OF TENNESSEE, ON RELATION OF THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION, FOR AND ON BEHALF OF SAID DEPARTMENT, Petitioner, vs. TERRELL A. BROADY, SR.; BYRETTIA L. BROADY; AND DAVIDSON COUNTY, TENNESSEE (FOR TAX PURPOSES ONLY), Defendants.	DOCKET NO. 25C349 PROJECT NO. 19046-2214-14; STP-112(6) TRACT NO. 29S JURY DEMAND

Karen Johnson Davidson County
Batch # 1421060 ORDER
05/15/2026 10:07:52 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260515-0043825

CONSENT JUDGMENT AND FINAL DECREE

It appears from the respective signatures of Counsel for the Commissioner of Transportation for the State of Tennessee and the Defendants below that all matters in controversy between the parties have been compromised and that the parties have agreed to settle this condemnation matter for a total of **TWENTY THOUSAND DOLLARS ($20,000.00).**

And it further appears to the Court that the Petitioner made an initial tender of **EIGHTEEN THOUSAND, ONE HUNDRED DOLLARS ($18,100.00)** in this cause on February 18th, 2025; and that Petitioner made a final deposit of **ONE THOUSAND, NINE HUNDRED DOLLARS ($1,900.00)** at or about the time of entry of this Judgment, which deposit is just compensation for

EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

the acquisition of any and all property rights taken by virtue of this acquisition and any incidental damages to the remainder; that an Order of Condemnation and Appropriation was entered by this Court on May 12th, 2025; and that all of the rights and interests of the Defendants in and to the tract of land described should hereinafter be decreed and appropriated to the Petitioner, State of Tennessee, its successors and assigns, to have and to hold for the use and benefit of the State of Tennessee.

And it further appears that Defendants Terrell A. Broady, Sr. and Byrettia L. Broady warrants that there are no outstanding liens or claims against the property condemned herein, except as listed among the parties to this lawsuit, and said Defendant agrees to pay any county taxes due on the condemned property.

IT IS THEREFORE, ORDERED, ADJUDGED, AND DECREED by the Court that Defendants Terrell A. Broady, Sr. and Byrettia L. Broady have and recover from the State of Tennessee the sum of **TWENTY THOUSAND DOLLARS ($20,000.00)** interest free, for the rights and interest taken and for all incidental damages to the remainder; that the sum of **EIGHTEEN THOUSAND, ONE HUNDRED DOLLARS ($18,100.00)** heretofore deposited by the Petitioner is credited against the Judgment in favor of said Defendant in addition to the sum of **ONE THOUSAND, NINE HUNDRED DOLLARS ($1,900.00)** that was deposited at the entry of this Judgment, and that the Clerk of this Court shall disburse the remaining sum on deposit of **TWENTY THOUSAND DOLLARS ($20,000.00)** to Defendants Terrell A. Broady, Sr. and Byrettia L. Broady, at 3855 Clarksville Pike, Nashville, TN 37218.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED by the Court that the right, title, claim and interest of all Defendants in and to the condemned property hereinafter

EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

described is hereby, divested out of them, and vested in the State of Tennessee, said property being in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached hereunto and incorporated by reference.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the **TWENTY THOUSAND DOLLARS ($20,000.00),** paid by the Petitioner is the total damages the Defendants are entitled to recover in this cause and includes all damages for the property taken together with any and all incidental damages to the remainder of the tract of land, including full settlement of all claims against Petitioner for compensation of any nature due the Defendants pertaining to this property because of the construction or design of the roadway project for which said property was taken.

IT IS FURTHER ORDERED that nothing contained herein shall constitute a waiver or release of any delinquent Davidson County taxes.

The Clerk of this Court will make out and certify to the State of Tennessee a copy of this Judgment, together with a costs bill for the lawful costs of this cause, for payment by the State of Tennessee.

This the _____ day of _____, 2026.

_____

CIRCUIT COURT JUDGE

EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

APPROVED AND SUBMITTED FOR ENTRY BY:

Bruce M. Butler (BPR No. 024053)
Senior Assistant Attorney General
Office of the Tennessee Attorney General
Real Property and Transportation Division
Post Office Box 20207
Nashville, Tennessee 37202-0207
(615) 741-3523

Terrell A. Broady, Sr.
3855 Clarksville Pike
Nashville, TN 37218

Byrettia L. Broady
3855 Clarksville Pike
Nashville, TN 37218

Andrew McClanahan, Esq.
Assistant Metro Attorney
Nashville Law Department
One Public Square
Suite 108
Nashville, TN 37201

w/ perm.
B. Butler

EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

04/12/2024

DAVIDSON COUNTY

Fed Project: STP-112(6)

State Project: 19046-2214-14

TERRELL A. BROADY SR. AND WIFE, BYRETTIA L. BROADY

Tract 29S

Map 069; Parcel 036

LOCATED IN DAVIDSON COUNTY, TENNESSEE

Parcel A – Beginning at a point on the proposed drainage easement, said point being 84.88 feet left of S.R. 112 proposed centerline station 121+03.19; thence with said proposed drainage easement S 19° 58' 21" E 22 feet ± to a point; thence with the proposed margin of the herein described construction easement northwesterly 127 feet ± to a point; thence with the south boundary of the Gus Richards property (State Project: 19046-2214-14, Tract 33) N 86° 31' 20" E 10 feet ± to a point; thence with the meander of the slope southeasterly 100 feet ± to a point; thence with said proposed drainage easement S 70° 05' 38" W 2 feet ± to the point of beginning.

Parcel B – Beginning at a point on the proposed west right of way of S.R. 112, said point being 53.50 feet left of S.R. 112 proposed centerline station 119+97.32; thence with said proposed west right of way of S.R. 112 S 22° 48' 56" E 112 feet ± to a point; thence with the meander of the slope southerly 159 feet ± to a point; thence with the north boundary of the LBH Clarksville Pike, LLC property (State Project: 19046-2214-14, Tract 6S) S 89° 58' 23" W 11 feet ± to a point; thence with the proposed margin of the herein described construction easement northwesterly 336 feet ± to a point: thence with the proposed drainage easement N 68° 53' 19" E 11 feet ± to a point; thence with the meander of the slope southeasterly 67 feet ± to the point of beginning.

Parcels A and B combined contain 3845 square feet.

The above described property is hereby conveyed as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor(s), and is to be used by the State of Tennessee, its contractors or assigns for a period of 2 years, from and after the expiration of the original temporary construction easement recorded in Instrument No. 20171228-0131852.

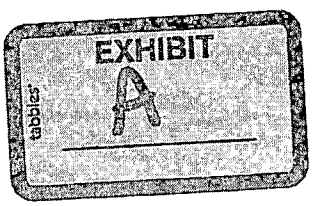
Reference

Instrument No. 20120424-0035194 in the Register's Office of Davidson County, Tennessee.

Property Address:

3831 Clarksville Pike

Nashville, TN 37218



EFILED 04/27/26 11:55 AM CASE NO. 25C349 Joseph P. Day, Clerk

Case Title:	STATE OF TENNESSEE ON RELATION OF THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION V BROADY
Case Number:	25C349
Type:	ORDER- GENERAL

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Amanda McClendon, Second Circuit

STATE OF TENNESSEE

****

STATE OF TENNESSEE ON RELATION OF THE COMMISSIONER OF THE DEPAR
[Plaintiff(s)]

vs. **Docket No:** *25C349*

TERRELL A SR. BRODY
[Defendant(s)]

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on April 27, 2026 in the Second Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on April 28, 2026.

JOSEPH P. DAY
CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____
Deputy Clerk