

RUTHERFORD COUNTY SCHOOL SYSTEM

**2240 Southpark Drive
Murfreesboro, TN 37128**

November 6, 2025

5:30 PM

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER**
- 3. APPROVAL OF THE AGENDA**
- 4. APPROVAL OF THE CONSENT AGENDA**
 - A. Minutes:**
 - B. Bids:**
 - C. Nepotism:**
 - D. Use of Facilities:**
 - E. Non-Faculty Volunteer Coaches:**
 - F. Salary Supplements and Contract Payments:**
- 5. PUBLIC COMMENTS***
- 6. MIDDLE SCHOOL RE-ZONING**
- 7. FINANCIAL MATTERS**
- 8. PROPERTIES**
 - A. McFadden Properties**
 - B. Dismukes Property**
- 9. DIRECTOR'S UPDATE**
- 10. GENERAL DISCUSSION**
- 11. ADJOURNMENT**



Rutherford County Schools

Regular Board

Attendance Taken on 10/16/2025 at 5:27 PM

Katie Darby	Present
Claire Maxwell	Present
Frances Rosales	Present
Tammy Sharp	Present
Caleb Tidwell	Present
Butch Vaughn	Present
Stan Vaught	Present

Present: 7, Absent: 0

Dr. Jimmy Sullivan, present

October 16, 2025 at 5:30 PM - Board Meeting Agenda

1. CALL TO ORDER

Agenda Item Type: Procedural Item

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE/PRAYER

Agenda Item Type: Procedural Item

Rationale: Work Session: Butch Vaughn

Board Meeting: Butch Vaughn

Discussion: Special prayer for the family of bus driver, James Stern and the family of Crossing Guard, Jason Smith, during this difficult time.

3. APPROVAL OF THE AGENDA

Agenda Item Type: Action Item

Motion Carried:

Motion to approve the agenda as presented. This motion, made by Katie Darby and seconded by Butch Vaughn, Carried.

- Butch Vaughn: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

4. APPROVAL OF THE CONSENT AGENDA

Agenda Item Type: Action Item

Action(s):

Motion Carried:

Motion to approve the consent agenda. This motion, made by Butch Vaughn and seconded by Caleb Tidwell, Carried.

- Stan Vaught: *Yea*
- Frances Rosales: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Butch Vaughn: *Yea*
- Tammy Sharp: *Yea*

4.A. Minutes:

Agenda Item Type: Consent Item

4.B. Bids:

Agenda Item Type: Consent Item

Rationale: Bid #3832 "Stripping and Sealcoat Services

Request to Purchase a golf cart (LHS)

4.C. Use of Facilities:

Agenda Item Type: Consent Item

USE OF FACILITIES

10/16/2025

Barfield Elementary	Church of God Assembly, services, cafeteria, 10/18/25 - 10/18/26, \$18 per hour
McFadden Elementary	Boro Ballers, basketball practice, gym, 11/1/25 - 2/28/26, \$290 per day
Oakland High	Middle Tennessee Christian School, swim clinic, swimming pool, 10/19/25, \$145.

Oakland High Oakland Junior Patriots, football games, stadium/track, 10/17/25 - 11/18/25, \$115 per hour

Oakland High Prep Network LLC, football combine, stadium/track, 4/11/26, \$460

Oakland Middle Dance Classics, recital, band & choir rooms & auditorium, 6/4/26 - 6/6/26, \$945

Siegel High The Dancerâ€™s School, performance, classrooms & auditorium, 6/3/26 - 6/6/26, \$1440

Smyrna High North Rutherford Soccer/Stones River FC, football & soccer field, 11/8/25 - 11/9/25, \$1160

Walter Hill Elementary Scouting America BSA, sign-up night, cafeteria, 10/23/25, \$36

NO FEES

Blackman High Blackman Wrestling Club, practice, gym, 10/17/25 - 3/14/25, no fees

Buchanan Elementary Girl Scouts, meetings, cafeteria, 10/17/25 - 5/19/26, no fees

Eagleville School Farm & Forge Club, track speed training, track, 10/17/25 - 5/31/26, no fees, *In-Kind Agreement

Rockvale High Timberwolf Archery Team, tournament, gym, 1/2/26 - 1/3/26, no fees, *In-Kind Agreement

Stewarts Creek Middle Stewarts Creek Wrestling Club, practices & tournaments, gym & cafeteria, 10/27/25 - 2/26/26, no fees, *In-Kind Agreement

Description: Note: Facility use prior to 10/16/25 has been granted pending Board action. A certificate of insurance with \$2,000,000.00 limits (\$1,000,000.00 if approved) is required by each user. Each group must forward any renewals of insurance to the Board on time; otherwise, approval is terminated at the end of the policy period. **All approvals are for no more than a 1-year period.?**

4.D. Non-Faculty Volunteer Coaches:

Agenda Item Type: Consent Item

NAME	SCHOOL	SPORTS/ACTIVITY
Clark, Dustin	Blackman High	Track
Doss, Cedric	Blackman High	Track
Jones, Andrea	Blackman High	Girls Wrestling
Willis, Cassandra	Blackman Middle	Track
Jones, Benjamin	Central Magnet	MS Boys Soccer

LaPointe, Gregory	Central Magnet	HS Girls Basketball
Summar, Brian	Central Magnet	Baseball
Ward, Sydney	Central Magnet	Swimming
Whitt, Brandon	Eagleville	High & Middle Softball
Kinderknecht, Simon	Oakland High	Lacrosse
Wolff, Natalie	Riverdale High	Archery
Dozier, Lee	Rockvale Middle	Archery
Newman, Destiny	Rockvale Middle	Girls Basketball
Brown, Damien	Siegel Middle	Basketball
Sager, Jessica	Siegel Middle	Softball
Ward, Zach	Siegel Middle	Wrestling
Matthews, Demond	Smyrna Middle	Boys Basketball
Matthews, Shannon	Smyrna Middle	Boys Basketball
Merryman, Jesse	Stewarts Creek High	Track
Moore, Austin	Stewarts Creek High	Boys Basketball
Gray, Talea	Whitworth-Buchanan	Girls Basketball
Averill, Justin	Oakland High School	Band
Sullivan, Eric	Siegel High School	Band
Chantler, Lily	Rock Spring Middle	Band
Quallo, Jovan	Rock Springs Middle	Band
Sampson, Harrison	Rock Springs Middle	Band

4.E. Salary Supplements and Contract Payments:

Agenda Item Type: Consent Item

Name-Certified	NTE Amt.	School	Funded By	Description
Quentin Mastin	\$5,000.00	Blackman Middle	School Funds - Various Sports	Field Maintenance
Stephanie Renfroe	\$1,153.30	Christiana Middle	School Funds - Volleyball	Asst. Coach
Ruth Logsdon	\$100.00	Christiana Middle	School Funds - Golf	Asst. Coach
Brandon Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Richard Bolden	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Michelle Delk	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Deanna Freise	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Blake Hill	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gordon Mac Jones	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kara Leathers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Chris Lynch	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Emily Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Michael McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Davy McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Leigh Ann Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Joey Reed	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sara Rzemieniewski	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Darren Shanks	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jennifer Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Joseph Wilson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Samantha Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brett Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alan Pepper	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gordon James	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
David Tollett	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mary Tollett	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
William Epps IV	\$800.00	Lavergne Middle	School Funds - Football/Basketball	Announcer & Scorekeeper
Albert Kennedy	\$7,500.00	Oakland High	School Funds - Admin Other Expense	Additional Supervision for Admin

Caitlyn McCrary	\$1,800.00	Riverdale High	School Funds - Softball Booster	Asst. Coach
Roshanda Fleming	\$1,500.00	Riverdale High	School Funds - Softball Booster	Asst. Coach
Jacob Wulf	\$3,500.00	Rockvale High	School Funds - Culinary	Catering
Selina Walker	\$1,500.00	Stewarts Creek Middle	School Funds - Volleyball	Asst. Coach
Orion Smith	\$150.00	Whitworth Buchanan Middle	School Funds - Baseball	Aerate Baseball Field
Name-Non-Faculty	NTE Amt.	School	Funded By	Description
Charles Hedrick	\$500.00	Christiana Middle School	School Funds - Baseball	Assisting head coach with baseball team
Thatcher Barnes	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Keydon Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Koltt Bassham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alexandria Bolden	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jac Candlish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Anthony Candlish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cooper Duke	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Adam Duke	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Christian Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Hayden Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mike Edmondson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Annesley Frazier	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Trevor Griffin	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Greg Logan	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Eliza McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Hayden McMahon	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Karah McMahon	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bryce Messer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Luke Parish	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bobby Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kevin Snell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Lizzy Thompson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Meah Thompson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Austin Kee	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cason Lamb	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Lilly	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
CJ Goers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Drake Goers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Isabella Sawyer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Shelbie Mooneyham	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Owen McClaran	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Micah Harris	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mallory Williams	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sydney Williams	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Grey Barker	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Rhett Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Henry Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
David Deaton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jordan Reed	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Camden Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Gabe Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Tim Cole	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jackson Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Mason Nichols	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sarah Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Marshall	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jeremiah Mooney	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carrington Creasy	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brayden Shockey	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Tanner Shockey	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carter Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Riley Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jeff Warbritton	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bobby Leathers	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Holt Gillespie	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Shawn Futtrell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Benton Fox	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Greg Fox	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Justin Granstaff	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Brady Burns	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Madi Marsh	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jake Wood	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Ben Wood	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Cate Darnell	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Noah Miller	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Drake Rzemieniewski	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Carter Blair	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Ryan Freeze	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kelton Freeze	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jules Weese	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Micah Sevieri	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Adrian Sevieri	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Jason Oliver	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Alli Grace Jackson	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sophie Lamb	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Bayli Sutter	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball

Kason Puffer	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Samantha Garner	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Lansden Todd	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Sawyer Evans	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Reece Martin	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Kaley Walker	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Julia Stuitable	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Derek Lee	\$2,000.00	Eagleville School	School Funds - JR Pro Basketball	Referee for Junior Pro Basketball
Valentina Balzan	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Rafael Albuquerque	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Miguel Ochoa	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Larry Ochoa	\$1,000.00	Eagleville School	School Funds - Jr Pro Soccer	Referee for Junior Pro Soccer
Tahj Hughes	\$750.00	Oakland Middle	School Funds - Football	Helping to Coach Football
Xavier Myers	\$650.00	Oakland Middle	School Funds - Football	Helping to Coach Football
Ralph Metcalf	\$2,000.00	Riverdale High	School Funds - Track & Field	Conditioning & Training
Lily Chantler	\$1,200.00	Rock Springs Middle	School Funds - Band	Private Oboe Lessons
Jovan Quallo	\$35 half lesson/\$70 full lesson	Rock Springs Middle	School Funds - Music/Band	Individual music tutoring/instruction
Tommy Bogle	\$3,800.00	Rock Springs Middle	School Funds - Baseball	All things Baseball & Mowing Fields
Harrison Sampson	\$1,200.00	Rock Springs Middle	School Funds - Band	Bassoon lessons

Destiny Newman	\$2,000.00	Rockvale Middle	School Funds - Basketball	Assistant Coach
Eric Sullivan	\$25 per lesson	Siegel High	Siegel HS Band Booster	Lessons Instruction
Jessica Sager	\$500.00	Siegel Middle	School Funds - Softball	Coaching
Emma Crecelius	\$4,600.00	Stewarts Creek High	School Funds - Dance	Assistant Dance Coach/Choreographer
Temporary NFS	NTE Amt.	School	Funded By	Description
Mary Braschler	\$1,800.00	Siegel High	School Funds - Chorus	Pianist
Hal Dees Murphy	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Phillip Franklin	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Kevin Callihan Jr	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Joseph Roche	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Blair Callaway	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
David Albert	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Mark Casey	\$5,000.00	Stewarts Creek High	School Funds - Band	Competition Adjudication
Hayden Fry	\$23 per practice session NTE \$900.00	Thurman Francis Arts Academy	School Funds - Swim	Lifeguard for TFAA Swim Practice at Smyrna High Facility
Classified	NTE Amt.	School	Funded By	Description
Ingra Baker	Classified Overtime Rate	Barfield Elementary	Outside Use of Facilities	Open/Close Church
Jeffrey Gillespie	Classified Overtime Rate	Barfield Elementary	Outside Use of Facilities	Open/Close Church
Darius Robinson	\$500.00	Christiana Middle	School Funds - Baseball	Assisting with baseball activities
Malcolm Taylor	\$500.00	Siegel Middle	School Funds - Wrestling	Asst. Coach (coaching during practice and matches)

Asya Meho	Classified Overtime Rate	Smyrna Elementary	School Funds - Jr Pro Basketball	Janitorial Work
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4.F. Nepotism:

Agenda Item Type: Consent Item

Rationale: Nicholas Carter - EA - Lascassas Elementary School

Grace Figuerola - Sped EA - Cedar Grove Elementary

4.F.1. Extended Contract:

Agenda Item Type: Consent Item

Rationale: Sign Language Interpreters for 2025-26 SY

4.G. Buses:

Agenda Item Type: Consent Item

Rationale: Voluntary termination of bus contract #201 from Christy Taylor Transport, effective November 30, 2025.

Voluntary termination of bus contract #205 from Kelly Hobbs, RAK Trans, effective as soon as possible.

Voluntary transfer of contract #165 Mark Lane to Cindy Lane.

5. RUTHERFORD PROUD

Agenda Item Type: Non-Action Item

Rationale: Six Rutherford County Schools educators receive robotics grants from the Tennessee Valley Authority and Bicentennial Volunteers Inc. This is the first year of the grants. These educators will be on hand to talk about their robotics programs for students.

Brandi Breneman, Thurman Francis Arts Academy

James Elliott, Rock Springs Middle School

Lindsay Englade, LaVergne High School

Marc Guthrie, Central Magnet School

Rachel Hibdon, Rocky Fork Middle School

Kevin Welch, Stewarts Creek Middle School

5.A. Strong Outstanding Staff Awards

Agenda Item Type: Non-Action Item

Rationale: We will be recognizing five RCS employees who were nominated for a Strong Outstanding Staff award. The RCS leadership team reviewed nominations and made the final selection. Employees are being honored from one of five categories: School support staff, administrators, teachers, transportation, and the Central Office. Sonic drive-ins of Rutherford County are sponsoring the awards again this school year.

ADMINISTRATOR - Monica West

TEACHER - Leigha Moltz

CENTRAL OFFICE - Shanna Groom

TRANSPORTATION - Janet (Bus 126)

SUPPORT STAFF - Robert Anthony (RVMS custodian)

6. PUBLIC COMMENTS*

Agenda Item Type: Procedural Item

Discussion: DeAnna Osborne, President of REA, presented the PECCA petition to the Board to move toward collaborative conferencing.

Staci Hardee, speaking on behalf of her child in regard to his board discipline appeal.

Chuck Isbell-Halloween 2020 lost his son. He requested that the school district send out messages regarding student safety during Halloween.

Description: *Public comment requests to address the Board must be provided in writing to the Director of Schools' office no later than noon (12:00 p.m.) on the day of the meeting by completing the Public Comment Form. Speakers will have three (3) minutes to speak.

7. INSTRUCTION

7.A. 2026-2027 School Calendar

Agenda Item Type: Action Item

Motion Carried:

Motion to approve the 2026-2027 calendar as presented. This motion, made by Frances Rosales and seconded by Butch Vaughn, Carried.

- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Frances Rosales: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*

Attachments: (1)

- [School Calendar 2026-2027 proposed](#)

8. LEGAL

Agenda Item Type: Action Item

Rationale: Placeholder for Board review of a DHA

8.A. Discipline Hearing Appeal - 25-1001

Agenda Item Type: Action Item

Rationale: The Board has been requested to review a decision of the Disciplinary Hearing Authority (DHA) and of the Director of Schools to uphold the zero tolerance of a student from Stewarts Creek High School. Based on a review of the DHA's record, the Board may:

1. Affirm the decision of the DHA and of the Director.

2. Overturn the decision of the DHA and of the Director; or
3. Grant a hearing before the Board.

Action(s):

Motion Carried:

Motion to affirm the decision of the DHA and of the Director. This motion, made by Frances Rosales and seconded by Butch Vaughn, Carried.

- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Frances Rosales: *Yea*
- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*

8.B. Disciplinary Hearing Appeal - 25-1002

Agenda Item Type: Action Item

Rationale: the Board has been requested to review a decision of the Disciplinary Hearing Authority (DHA) and of the Director of Schools to uphold the remandment of a student from Stewarts Creek High School. Based on a review of the DHA's record, the Board may:

1. Affirm the decision of the DHA and of the Director.
2. Overturn the decision of the DHA and of the Director; or
3. Grant a hearing before the Board.

Action(s):

Motion Carried:

Motion to affirm the decision of the DHA and of the Director. This motion, made by Butch Vaughn and seconded by Frances Rosales, Carried.

- Frances Rosales: *Yea*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*
- Butch Vaughn: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*

9. FINANCIAL MATTERS

Agenda Item Type: Non-Action Item

9.A. Fund 141 Budget Amendment

Agenda Item Type: Action Item

Rationale: This amendment increases budgeted FY25-26 Fund 141 revenue and expenditures to recognize multiple state grants. The first grant consists of the carryover

money from the Innovative Model Schools Grant. This grant is in the 3rd year, and the funds will be used to provide 50% salary payment to existing CTE personnel, stipends for PBL Works Training, vehicle and equipment purchases for various CTE activities, & construction and renovations to CTE buildings and structures at multiple schools. The carryover amount of this grant is \$8,889,685. The second grant is the Public School Security Grant. This grant will recognize the FY25 carryover amount of \$14,875 and new FY26 allocation of \$1,049,958 for a total amount of \$1,064,833. The funds will be used to provide new threat assessment software & license, the purchase of flipcharts, signage, radio equipment for schools, repeaters FCC license and installs, weapons detection equipment, & resistant film. The third and final grant is the reoccurring FY25-26 State Special Education PreK Grant. The FY26 allocation amount of this grant is \$519,488 with no carryover amount from FY25. The funds will be used for additional Education Assistant positions to assist in the Pre-K classrooms, a Compliance Specialist, additional training for teachers and EA's, sensory and de-escalation items, and supplies/materials for IPK classrooms. All of these grants have been approved by the Tennessee Dept. Education, and none require a local match.

Action(s):

Motion Carried:

Motion to approve Fund 141 budget amendment as presented. This motion, made by Stan Vaught and seconded by Tammy Sharp, Carried.

- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Frances Rosales: *Yea*
- Butch Vaughn: *Yea*
- Tammy Sharp: *Yea*
- Claire Maxwell: *Yea*
- Stan Vaught: *Yea*

No Action(s) have been added to this Agenda Item.

Attachments: (1)

- [FY 2025-26 Fund 141 Amend #2 \(Multiple\)](#)

9.B. Board Recognition of the Central Magnet Baseball Booster Club at Central Magnet School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. Tiger Baseball Support has provided all information requested from the board's written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO has NOT received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS

letter allows the SSO to open and operate out of a checking account that is separate from Central Magnet School student activity funds. Until the determination letter is received, the booster club will utilize the Central High School student activity funds for all its financial activities and be subject to the BOE financial policies and procedures. Also, the approval is contingent upon the organization providing a detailed financial policy which they have been notified about.

Action(s):

Motion Carried:

Motion to approve the Central Magnet Baseball Booster Club as presented. This motion, made by Stan Vaught and seconded by Katie Darby, Carried.

- Frances Rosales: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*
- Caleb Tidwell: *Yea*
- Butch Vaughn: *Yea*

9.C. Board Recognition of the OMS Home Run Club at Oakland Middle School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. OMS Home Run Club has provided information requested from the board's written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS letter allows the SSO to open and operate out of a checking account that is separate from Oakland Middle School student activity funds. The approval is contingent upon the organization providing a detailed financial policy and having applied with the State of Tennessee as a nonprofit corporation which they have been notified about.

Action(s):

Motion Carried:

Motion to approve the Oakland Middle School Home Run Club as presented. This motion, made by Butch Vaughn and seconded by Stan Vaught, Carried.

- Frances Rosales: *Yea*
- Claire Maxwell: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Caleb Tidwell: *Yea*

- Tammy Sharp: *Yea*
- Katie Darby: *Yea*

9.D. Board Recognition of the Eagleville Structured Classroom Special Education Fund at Eagleville School as an RCS School Support Organization (SSO).

Agenda Item Type: Action Item

Rationale: Per RCS Board Policy 2.404, only a group or organization that has entered into a written cooperative agreement with the board may use the name, mascot, or logo of a school or the school district to solicit or raise money, materials, property, securities, services, or other things of value. Eagleville Structured Classroom Special Education Fund has provided information requested from the board’s written cooperative agreement and can be recognized as an RCS SSO. It is noted that this SSO received an IRS determination letter to be recognized as a 501(c)3 non-profit entity that is in compliance with the BOE written cooperative agreement. The IRS letter allows the SSO to open and operate out of a checking account that is separate from Eagleville School student activity funds. The approval is contingent upon the organization providing a detailed financial policy and having applied with the State of Tennessee as a nonprofit corporation which they have been notified about.

Action(s):

Motion Carried:

Motion to approve The Eagleville Structured Classroom Education Fund as presented. This motion, made by Stan Vaught and seconded by Katie Darby, Carried.

- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Butch Vaughn: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*
- Tammy Sharp: *Yea*

10. ENGINEERING AND CONSTUCTION

Agenda Item Type: Non-Action Item

10.A. Siegel High Baseball Scoreboard Replacement

Agenda Item Type: Action Item

Rationale: **Principal** Larry Creasy has requested to replace the existing scoreboard and locate the new one in center field. The cost for this request is \$70,000.00 and will be funded through the baseball booster account at no cost to the Board. Siegel High will be required to request permits from the City of Murfreesboro and work with MTE for new service in this location. Engineering and Construction has reviewed the request and has no objections.

Action(s):

Motion Carried:

Motion to approve the Siegel High Baseball Scoreboard replacement as presented. This motion, made by Stan Vaught and seconded by Butch Vaughn, Carried.

- Caleb Tidwell: *Yea*
- Katie Darby: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Butch Vaughn: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

Attachments: (1)

- [Siegel High Baseball_Trey Lee](#)

10.B. Christiana Middle Softball Scoreboard Request

Agenda Item Type: Action Item

Rationale: Dr. Kyle Nix and CHM have been offered the existing Riverdale High School scoreboard. CHM will be responsible for relocation and installation. The cost for relocation and installation is \$3,875.00 and the electrical connection is \$250.00 for materials. Maintenance will provide the labor for the electrical connection. Engineering and Construction has reviewed the request and has no objections.

Action(s):

Motion Carried:

Motion to approve the Christiana Middle Softball Scoreboard request as presented. This motion, made by Caleb Tidwell and seconded by Butch Vaughn, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

Discussion: Motion

Attachments: (1)

- [CHMS Softball Scoreboard Request_Trey Lee](#)

10.C. Power Hour Bus Contracts

Agenda Item Type: Action Item

Rationale: Original motion from September 11, 2025, was withdrawn and discussions regarding having two drawings per year for these contracts rather than one drawing per year as it is currently.

Action(s):

Motion Carried:

Motion to approve two Power Hour bus drawings per year. One drawing per semester. This motion, made by Tammy Sharp and seconded by Katie Darby, Carried.

Roll Call Vote:

- Frances Rosales: *Yea*
- Butch Vaughn: *Nay*
- Caleb Tidwell: *Yea*
- Tammy Sharp: *Yea*
- Stan Vaught: *Nay*
- Katie Darby: *Yea*
- Claire Maxwell: *Yea*

10.D. Power Hour Middle School Bus

Agenda Item Type: Action Item

Rationale: There is one middle school location for Power Hour at Rocky Fork Middle School. It was suggested that this route be covered by a bus currently running this route daily in order to pick up students in a timely manner. If multiple middle school drivers are interested, then those buses will be chosen by lottery.

Motion Carried:

Motion to approve current middle school bus to pick up students from Power Hour at Rocky Fork Middle School as presented. This motion, made by Stan Vaught and seconded by Frances Rosales, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

11. NAMING OF THE NEW MIDDLE SCHOOL

Agenda Item Type: Action Item

Rationale: NAME: Poplar Hill Middle School (PHM)

MASCOT: Bobcats

COLORS: Primary Hunter Green #1F4122, Secondary Gold #D4AF37

Motion Carried:

Motion to approve the recommendations of the naming committee for the new middle school as presented. This motion, made by Katie Darby and seconded by Stan Vaught, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

12. OAKLAND HIGH SCHOOL AND PLAY ON SPORTS AGREEMENT

Agenda Item Type: Action Item

Rationale: PlayOn Sports would like to partner with Oakland High School to provide a banded school video portal, school-based event scheduling, information, availability, etc.

Attachments: (1)

- [PlayOn Contract for OHS](#)

Motion Carried:

Motion to approve the Oakland High and PlayOn Sports agreement as presented. This motion, made by Butch Vaughn and seconded by Tammy Sharp, Carried.

- Katie Darby: *Yea*
- Butch Vaughn: *Yea*
- Stan Vaught: *Yea*
- Tammy Sharp: *Yea*
- Caleb Tidwell: *Yea*
- Claire Maxwell: *Yea*
- Frances Rosales: *Yea*

13. DIRECTOR'S UPDATE

Agenda Item Type: Information Item

Discussion: Work Session: Power Hour bus discussion

Board Meeting: Update on Transportation signed contracts.

14. GENERAL DISCUSSION

Agenda Item Type: Information Item

Discussion: Mrs. Rosales asked what we have done in the past regarding student safety during Halloween. She asked Dr. Chastain what schools have robotics and if Rutherford County hosts competitions.

Ms. Sharp commented on signage at LaVergne High rerouting drivers cutting through campus. She talked about the progress at the Annex and the progress of the new Poplar Hill Middle School.

15. ADJOURNMENT

Agenda Item Type: Non-Action Item

Rationale: 6:25 pm

Approval of Agenda Minutes

Claire Maxwell, RCS BOE Chairman

Date

Dr. James Sullivan, RCS Director of Schools

Date

Rutherford County School Board Meetings and exact conversations are recorded and may be found at the following link: <https://www.youtube.com/playlist?list=PL7CB325821E536E8D>. Board Meeting minutes are provided as a supplement to the recording.

Bid # 3830
Low Voltage Cabling (Poplar Hill Middle) and Cabling per Drop

PART I: Poplar Hill Middle Cabling Project

Vendor	Low Voltage Cabling (Labor & Materials All Inclusive)
Central Technologies	\$ 178,613.50
NetPlanner Systems	\$ 325,679.83
SG Network Services	\$ 299,168.60

PART II: Addendum Cabling per Drop (All School Locations)

Item #	Description	Central Technologies		NetPlanner Systems		SG Network	
		CAT 6	CAT 6a	CAT 6	CAT 6a	CAT 6	CAT 6a
1	1st Drop per location in wall (15-99)	\$ 185.00	\$ 210.00	\$ 470.00	\$ 578.00	\$ 200.00	\$ 240.00
1A	2nd Drop per location in wall (15-99)	\$ 160.00	\$ 180.00	\$ 470.00	\$ 578.00	\$ 150.00	\$ 190.00
1B	1 drop per location above ceiling (15-99)	\$ 185.00	\$ 210.00	\$ 472.00	\$ 580.00	\$ 200.00	\$ 240.00
1C	2nd drop per location above ceiling (15-99)	\$ 160.00	\$ 180.00	\$ 472.00	\$ 580.00	\$ 150.00	\$ 190.00
2	1st Drop per location in wall (100+)	\$ 180.00	\$ 200.00	\$ 470.00	\$ 578.00	\$ 200.00	\$ 240.00
2A	2nd Drop per location in wall (100+)	\$ 160.00	\$ 175.00	\$ 470.00	\$ 578.00	\$ 145.00	\$ 185.00
2B	1 drop per location above ceiling (100+)	\$ 180.00	\$ 200.00	\$ 472.00	\$ 580.00	\$ 200.00	\$ 240.00
2C	2nd drop per location above ceiling (100+)	\$ 160.00	\$ 175.00	\$ 472.00	\$ 580.00	\$ 145.00	\$ 185.00
4	General Labor Rate per Hour	\$ 65.00		\$ 80.00		\$ 62.50	

Recommend: Motion to award to Cenrtral Technologies Inc. for the overall lowest and best bid as shown.

To be funded through the Building Program, Capital Projects, and General Fund.

**Bid # 3831 Washington DC Field Trip
Thurman Francis Arts Academy
(May 11, 2026 - May 15, 2026)**

Item #	Description	90 Degree Leadership Consulting	**Academic Performance Travel	Bob Rogers Travel	EDU Trips	Educational Travel Adventures	FourWinds Tours	***Martin School Travel
1	80-89 Student Quad Occupancy	\$ 1,890.00	\$ 1,155.00	\$ 1,239.00	\$ 1,621.00	\$ 1,698.00	\$ 1,312.00	\$ 1,225.00
2	90-95 Student Quad Occupancy	\$ -	\$ 1,265.00	\$ 1,239.00	\$ 1,434.00	\$ 1,698.00	\$ 1,249.00	\$ 1,225.00
3	Single occupancy for 20 adults	\$ 3,520.00	\$ 1,755.00	\$ 1,869.00	\$ 2,410.00	\$ 2,290.00	\$ 2,272.00	\$ 1,875.00
4	Double occupancy for 20 adults	\$ 2,444.00	\$ 1,355.00	\$ 1,449.00	\$ 1,760.00	\$ 1,895.00	\$ 1,632.00	\$ 1,650.00
5	Triple occupancy for 20 adults	\$ 2,085.00	\$ 1,220.00	\$ 1,349.00	\$ 1,542.00	\$ 1,764.00	\$ 1,472.00	\$ 1,475.00
6	Quad occupancy for 20 adults	\$ 1,906.00	\$ 1,155.00	\$ 1,239.00	\$ 1,434.00	\$ 1,698.00	\$ 1,312.00	\$ 1,285.00

Recommend: Motion to award to Bob Rogers Travel for overall lowest and best bid as shown.

*Received "No Bid" from EF Explore America and GL Travel

**Vendor does not met bid specifications

***Bad experience with travel company several parent complaints

To be funded through Thurman Francis School.

**Bid # 3831 Washington DC Field Trip
Thurman Francis Arts Academy
(May 11, 2026 - May 15, 2026)**

Worldstrides	
\$	1,625.00
\$	1,625.00
\$	2,037.00
\$	1,779.00
\$	1,660.00
\$	1,625.00



**Rutherford
County Schools**

Planning for the Future

Rutherford County Schools
Enrollment Analysis by RSP & Associates
October 2025

RSP & Associates

RSP Quick Facts:

- Founded in 2003
- Professional educational planning firm
- Expertise in multiple disciplines (GIS, Planning, Facilitation)
- Over 20 years of planning experience
- Over 80 years of education experience
- Over 20 years of GIS experience
- Projection accuracy of 97% or greater

RSP Clients:

RSP was started with the desire and commitment to assist school districts in long-range planning.

RSP has served over **130** clients in:

- Arkansas
- Colorado
- Iowa
- Illinois
- Kansas
- Minnesota
- Missouri
- Nebraska
- North Dakota
- Oklahoma
- South Dakota
- Tennessee
- Wisconsin

RSP Planning Team:

Robert Schwarz, CEO

- Military, County, City, and School District Planner
- University of Kansas – Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)
- Certified Education Facilities Professional (CEFP)

Ginna Wallace, Planner

- University of Kansas – Master of Urban Planning (MUP)
- American Institute of Certified Planners (AICP)

RSP Recent Projects:

Clarksville-Montgomery County School System

- Transportation Analysis, 2024/25

Lebanon Special School District

- Enrollment Analysis, 2023/24
- Capacity Analysis, 2023/24

Oak Ridge Schools

- Enrollment Analysis, 2023/24
- Boundary Analysis, 2023/24

RSP has worked with Rutherford County Schools for the past four years – assisting the district to make sound planning decisions for the students and community.

Helpful Hints to Read the Report:

- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis
- Each variable is analyzed as an indicator of future student population. Use the PLUS (student growth) and MINUS (student loss) icons to note how each indicator contributes to the analysis:
- Click the APPENDIX symbol on a page to reference additional analysis on this topic



Timeline:

Project timeline is a result of ensuring student data could be represented as closely as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel-level geography.

Findings:

The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.

Study:

This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).

Change:

Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.

Facts:

The study does not provide specific information about which site would be best suited for a new facility or should the district build any new facility – this analysis is one portion of how to make that decision. This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student. Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment.

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Discussion Points

Part 1: Enrollment & Demographics

Executive Summary
Sophisticated
Forecast Model
Past Enrollment &
Changes
Student Analysis
Maps & Data

Part 2: Development & Growth

Population and
Demographics
Student Yield Rate
Housing Market
Maps & Data
Potential Growth
Analysis

Part 3: Projections

Past, Current, &
Future Enrollment
Building Level
Projections
Grade Level
Projections

Part 4: Next Steps

Facility Challenges
and Solutions
Next Steps and Key
Considerations

Appendix

Additional Student
Analysis Maps
Definitions

Executive Summary

An overview of what is most notable for your school district, students, and community.

District enrollment to increase by about 5,489 students, totaling 56,127 students by 2030/31:

- **Elementary:** +960 students, totaling **19,564 students** by 2030/31 **(+5%)**
- **Middle School:** +1,900 students, totaling **15,730 students** by 2030/31 **(14%)**
- **High School:** +2,500 students, totaling **20,833 students** by 2030/31 **(14%)**

Building capacity was provided by the district and analyzed concerning projected enrollment. Capacity challenges are forecasted to be experienced in the next five years at:

- **Elementary:** Lascassas, Stewarts Creek, and Stewartsboro elementary schools
- **Middle School:** Blackman, Christiana, Oakland, Poplar Hill, Rock Springs, Rockvale, Rocky Fork, Seigel, Smyrna, and Stewarts Creek middle schools
- **High School:** Blackman, Rockvale, Smyrna, and Stewarts Creek high schools

Facility Planning Fast Facts:

- Poplar Hill Middle School is set to open in 2026/27 – a review of middle school attendance zones will begin to ensure appropriate student distribution
- Total HS enrollment is expected to exceed 95% of total high school capacity by 2030/31 – continued discussion on adding high school capacity to the district’s inventory
- Stewarts Creek attendance zone remains the area with the most growth projected at each level, supporting a re-examination of student needs in the Northwest



Past Enrollment and Demographics

Things to Consider

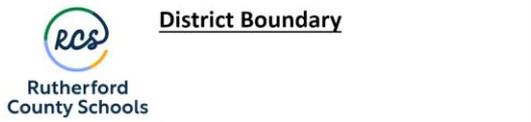
Student Analysis Maps & Data

Sophisticated Forecast Model

Demographics

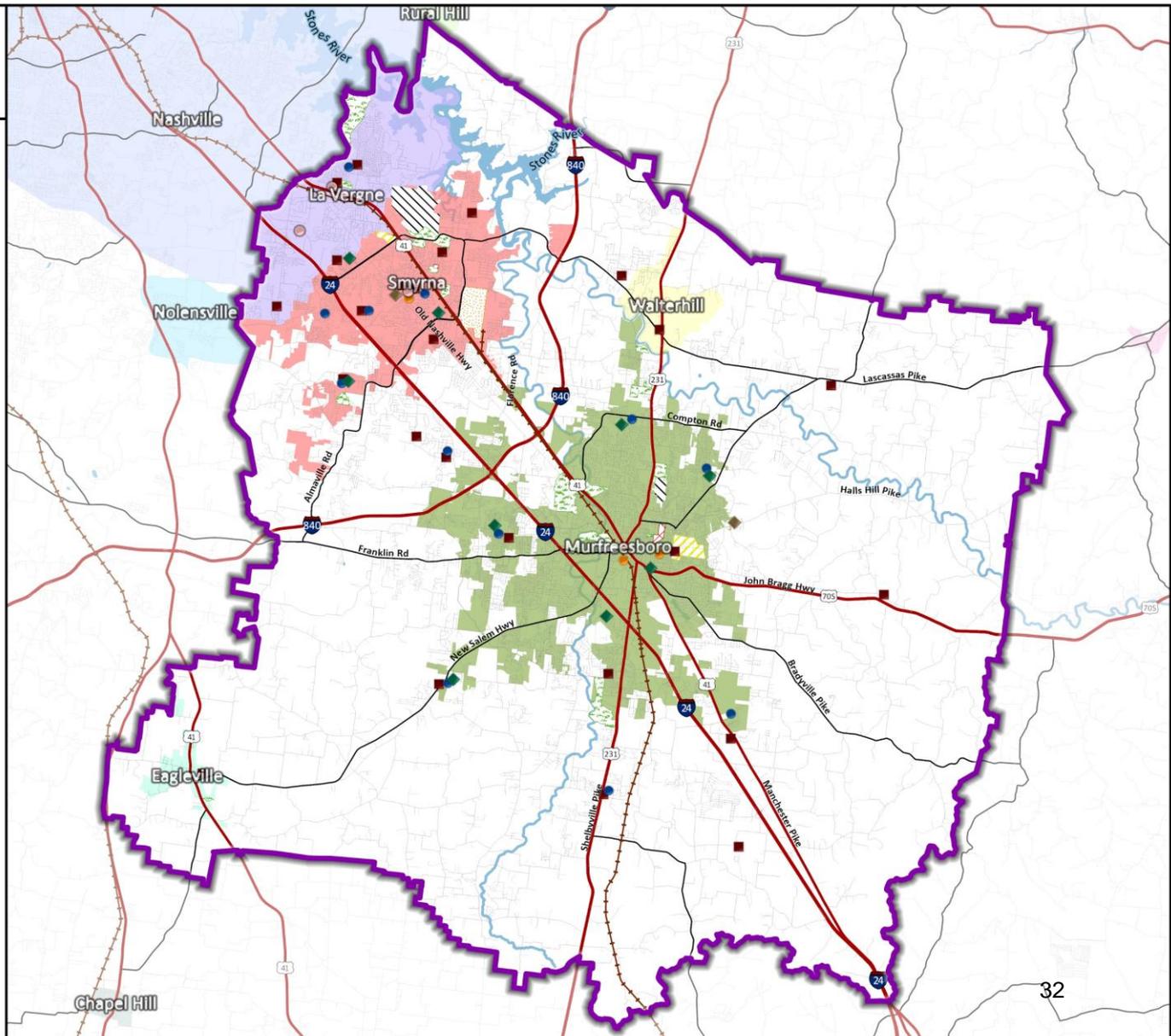
Past Enrollment & Change

District Boundary and City Limits Map



- Legend**
- District Boundary
 - Elementary Schools
 - Middle Schools
 - ◆ High Schools
 - Magnet Schools
 - Alternative Schools
 - Charter Schools
 - Airport
 - Cemetery
 - College
 - Nissan Plant
 - Parks and Golf Course

- Cities**
- Auburntown
 - Belinda City
 - Bell Buckle
 - Chapel Hill
 - Eagleville
 - La Vergne
 - Murfreesboro
 - Nashville
 - Nolensville
 - Rural Hill
 - Smyrna
 - Walterhill



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Elementary School Boundary Map

Legend

- District Boundary
- Elementary Schools
- Magnet Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

- Elementary Schools:**
1. Barfield
 2. Blackman
 3. Brown's Chapel
 4. Buchanan
 5. Cedar Grove
 6. Christiana
 7. David Youree
 8. Eagleville
 9. Homer Pittard Campus
 10. John Coleman
 11. Kittrell
 12. LaVergne Lake
 13. Lascassas
 14. Plainview
 15. Poplar Hill
 16. Rock Springs
 17. Rockvale
 18. Rocky Fork
 19. Roy Waldron
 20. Smyrna
 21. Smyrna Primary
 22. Stewarts Creek
 23. Stewartsboro
 24. Walter Hill
 25. Wilson
- * Murfreesboro City

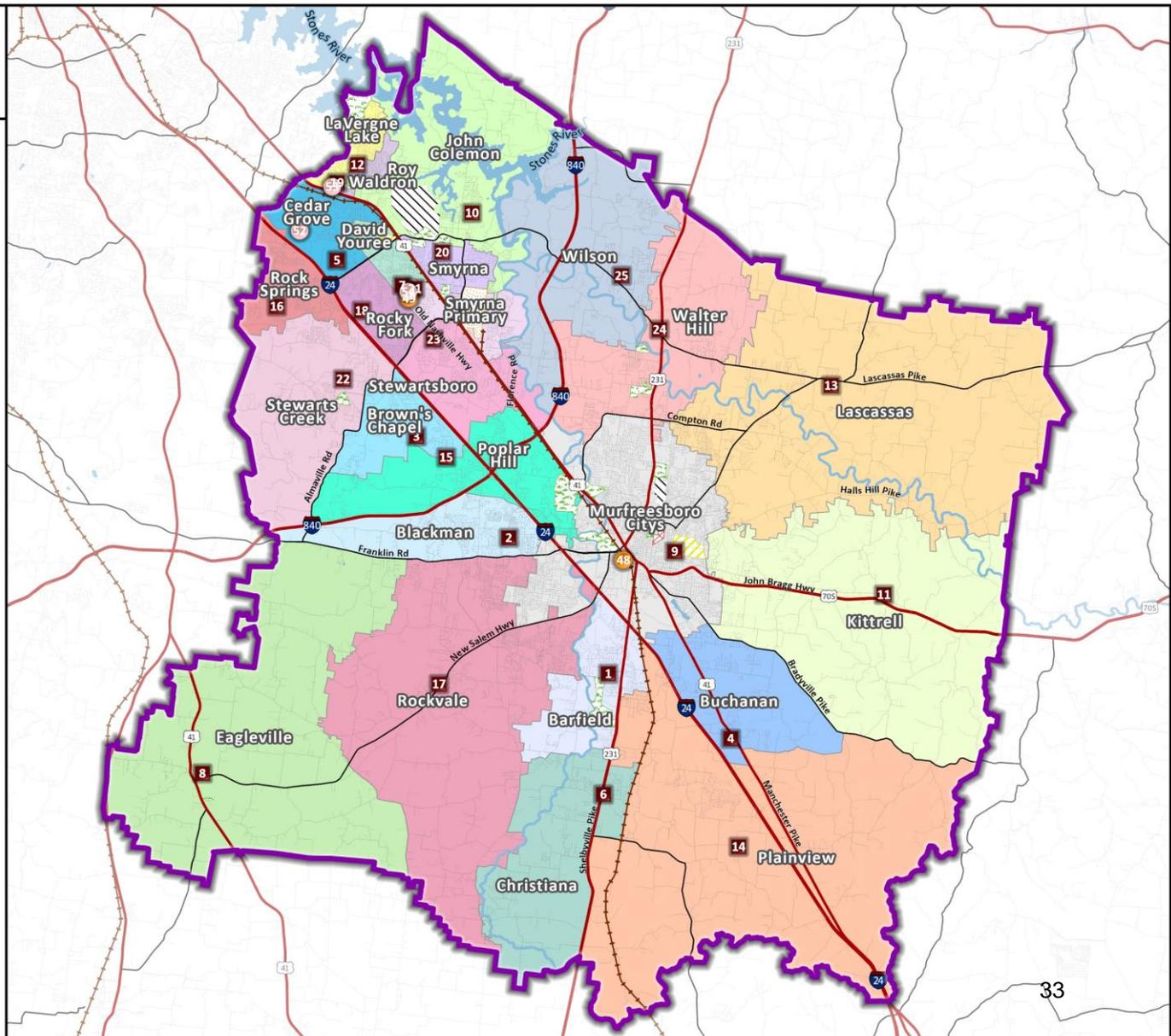
- Magnet:**
48. McFadden School of Excellence (K-5)
 49. Thurman Francis Arts Academy (K-8)

- Charter School:**
52. American Classical Academy
 53. Simon Springs Community School
 54. Springs Empower Academy

*Rutherford County does not have jurisdiction for K-5 students within the Murfreesboro City Boundary

0 2.5 5 Miles

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.



Middle School Boundary Map



Middle School Attendance Areas
Rutherford County Schools

Legend

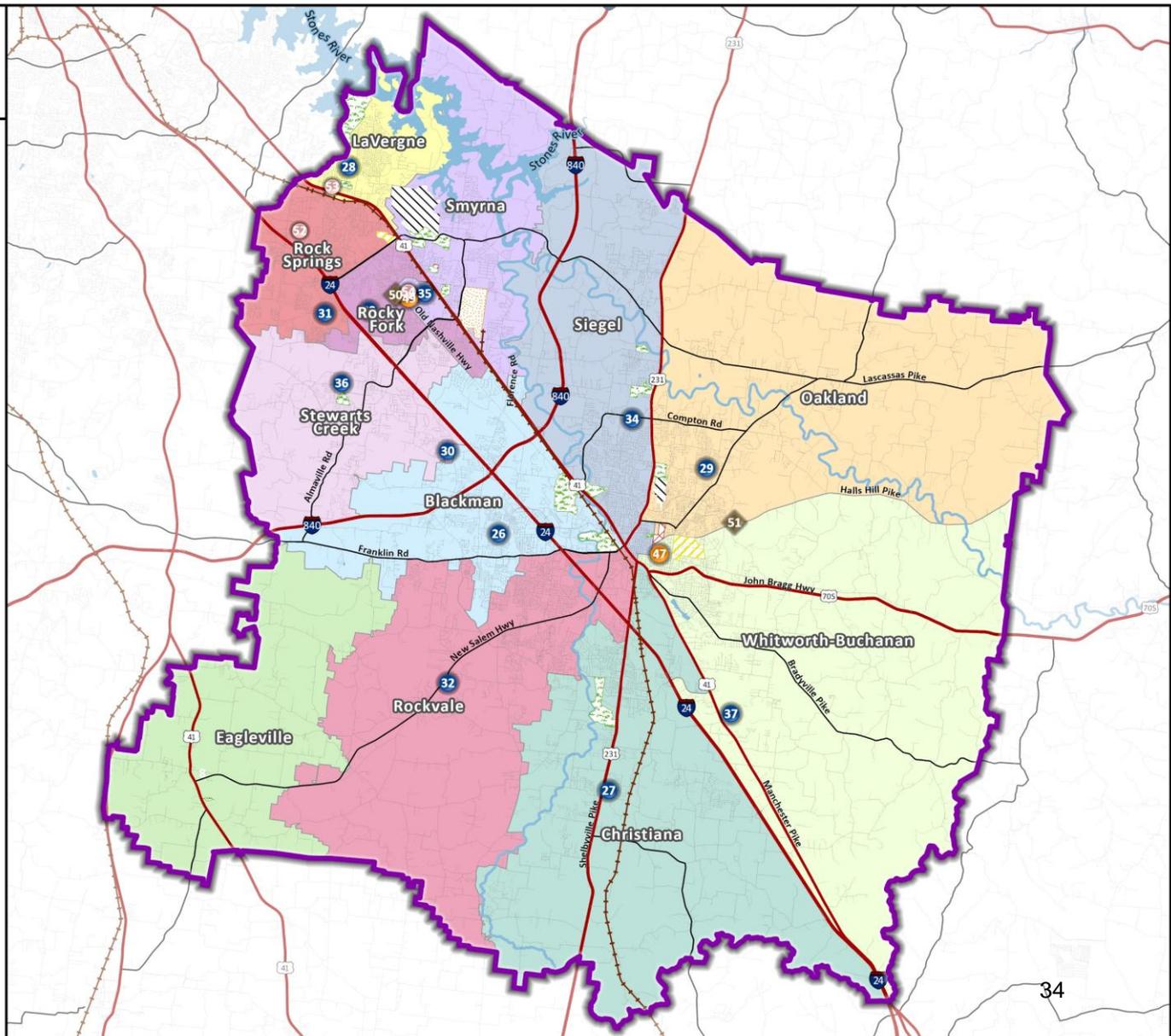
- District Boundary
- Middle Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

- Middle Schools:**
- 26. Blackman
 - 27. Christiana
 - 8. Eagleville
 - 28. LaVergne
 - 29. Oakland
 - 30. Poplar Hill
 - 31. Rock Springs
 - 32. Rockvale
 - 33. Rocky Fork
 - 34. Siegel
 - 35. Smyrna
 - 36. Stewarts Creek
 - 37. Whitworth-Buchanan

- Magnet:**
- 47. Central Magnet (6-12)
 - 49. Thurman Francis Arts Academy (K-8)

- Alternative Schools:**
- 50. Smyrna West (6-12)
 - 51. Daniel Mckee (6-12)

- Charter School:**
- 52. American Classical Academy
 - 53. Simon Springs Community School
 - 54. Springs Empower Academy




Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

2026/27 Middle School Boundary Map

 **2026-27 Middle School Attendance Areas**
Rutherford County Schools

Legend

-  District Boundary
-  Middle Schools
-  Magnet Schools
-  Alternative Schools
-  Charter Schools
-  Airport
-  Cemetery
-  College
-  Nissan Plant
-  Parks and Golf Course

Middle Schools:

- 26. Blackman
- 27. Christiana
- 8. Eagleville
- 28. LaVergne
- 29. Oakland
- 30. Poplar Hill
- 31. Rock Springs
- 32. Rockvale
- 33. Rocky Fork
- 34. Siegel
- 35. Smyrna
- 36. Stewarts Creek
- 37. Whitworth-Buchanan

Magnet:

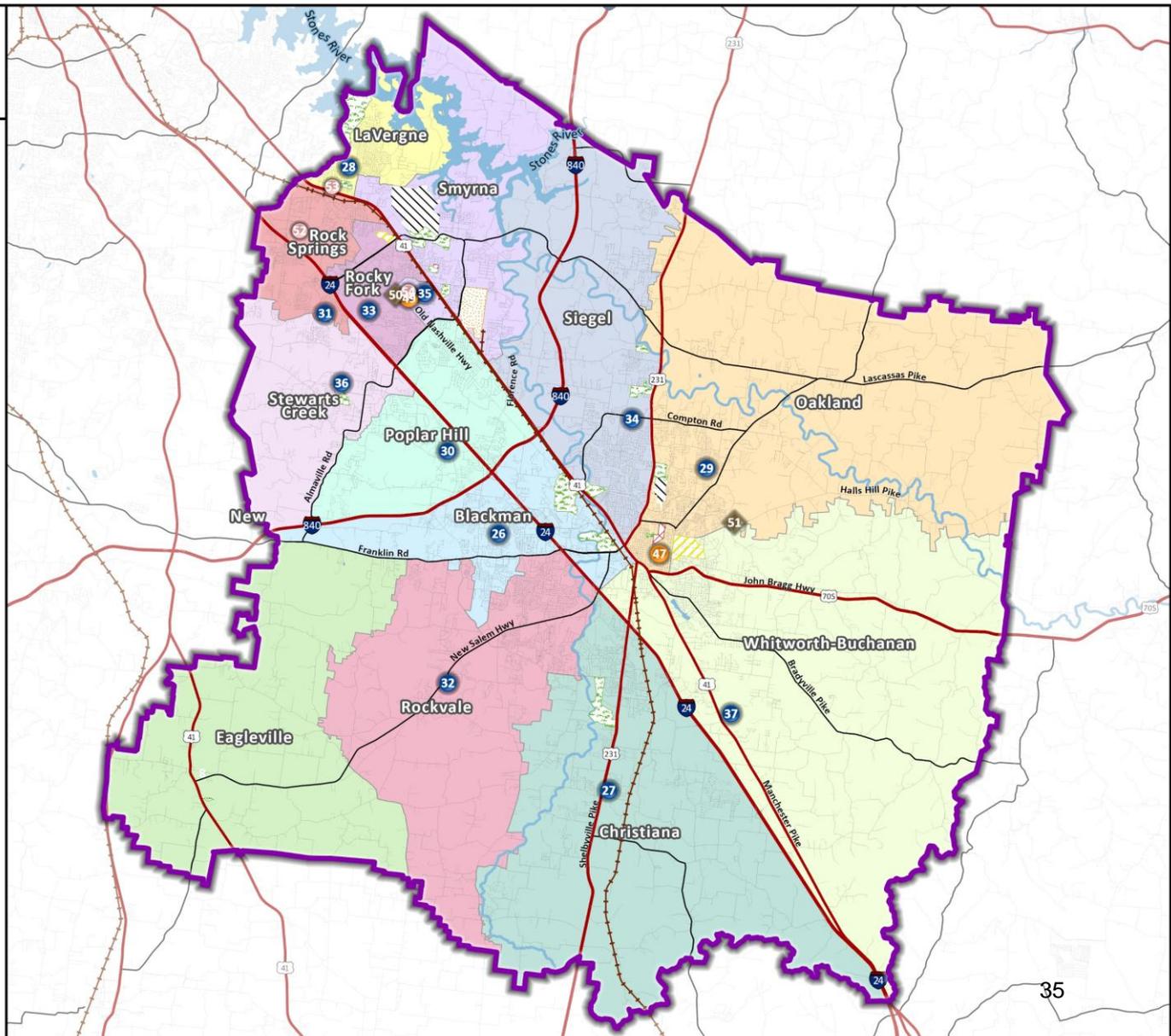
- 47. Central Magnet (6-12)
- 49. Thurman Francis Arts Academy (K-8)

Alternative Schools:

- 50. Smyrna West (6-12)
- 51. Daniel Mckee (6-12)

Charter School:

- 52. American Classical Academy
- 53. Simon Springs Community School
- 54. Springs Empower Academy



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

High School Boundary Map



Rutherford County Schools

Legend

- District Boundary
- High Schools
- Magnet Schools
- Alternative Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

High Schools:

- 38. Blackman
- 8. Eagleville
- 39. Holloway
- 40. La Vergne
- 41. Oakland
- 42. Riverdale
- 43. Rockvale
- 44. Siegel
- 45. Smyrna
- 46. Stewarts Creek

Magnet:

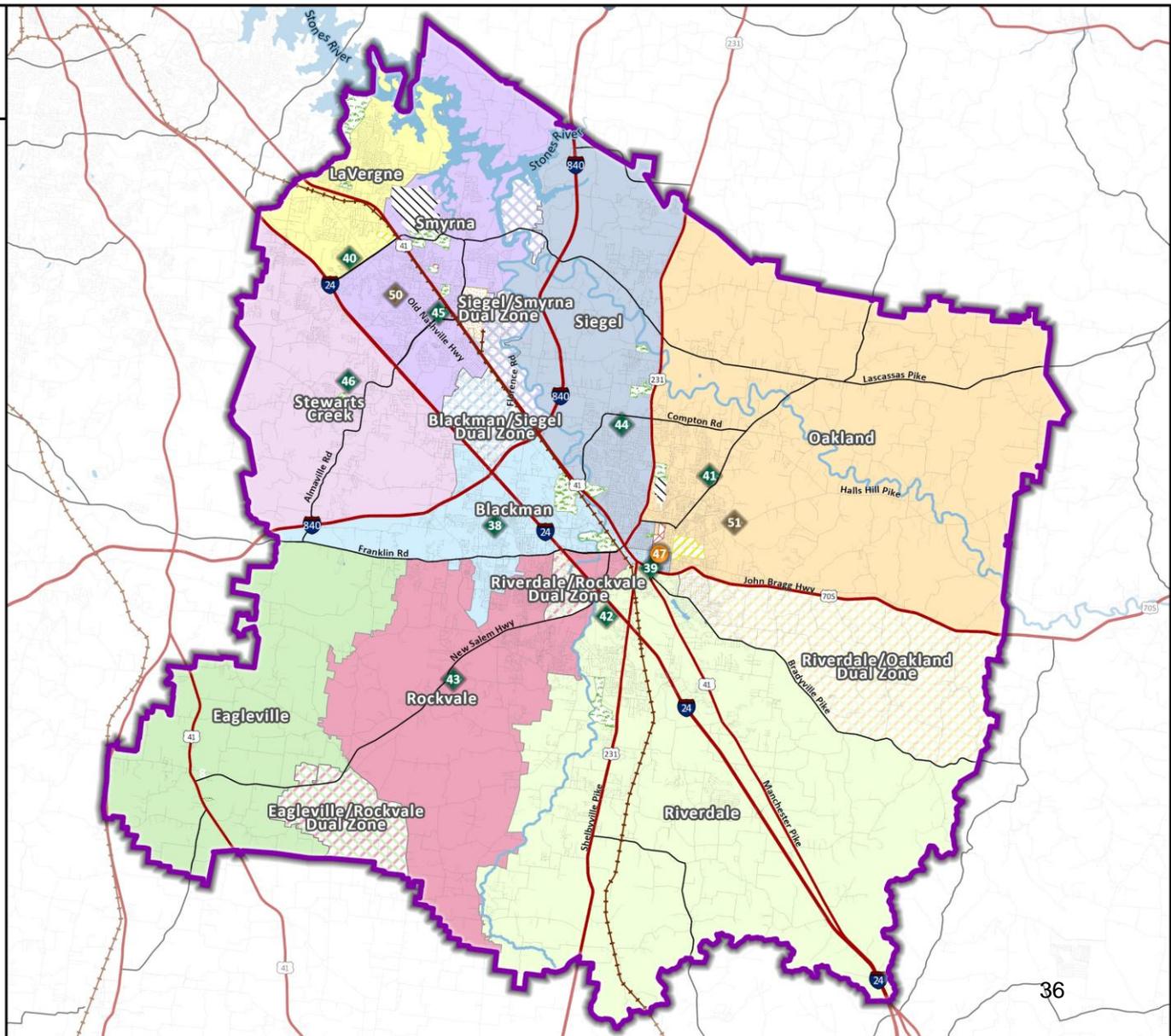
- 47. Central Magnet (6-12)

Alternative Schools:

- 50. Smyrna West (6-12)
- 51. Daniel Mckee (6-12)

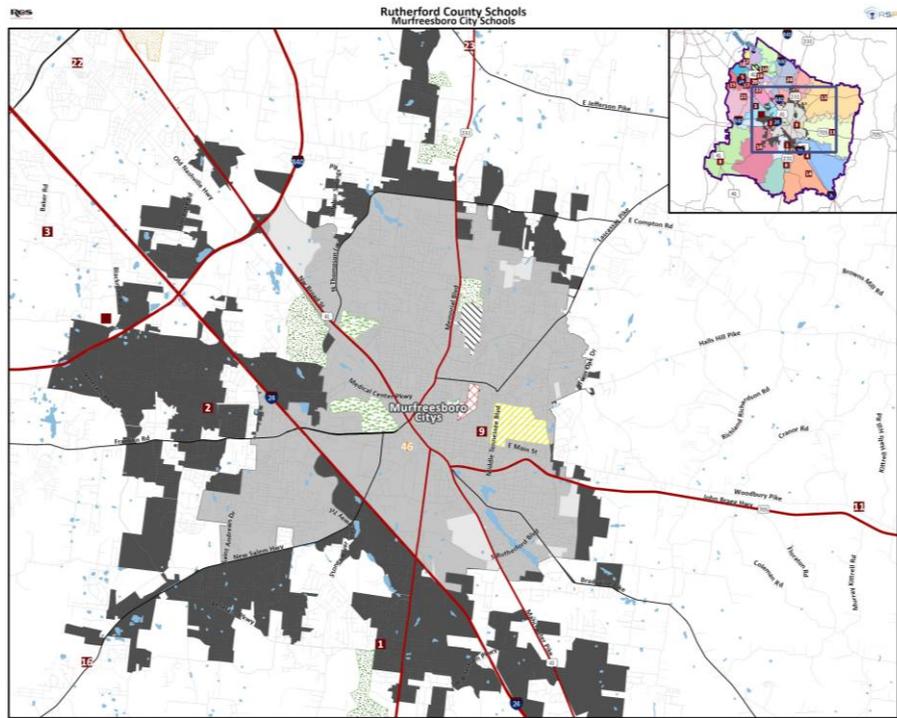
Dual Zone Schools:

- Blackman/Siegel Dual Zone
- Eagleville/Rockvale Dual Zone
- Riverdale/Oakland Dual Zone
- Riverdale/Rockvale Dual Zone
- Siegel/Smyrna Dual Zone

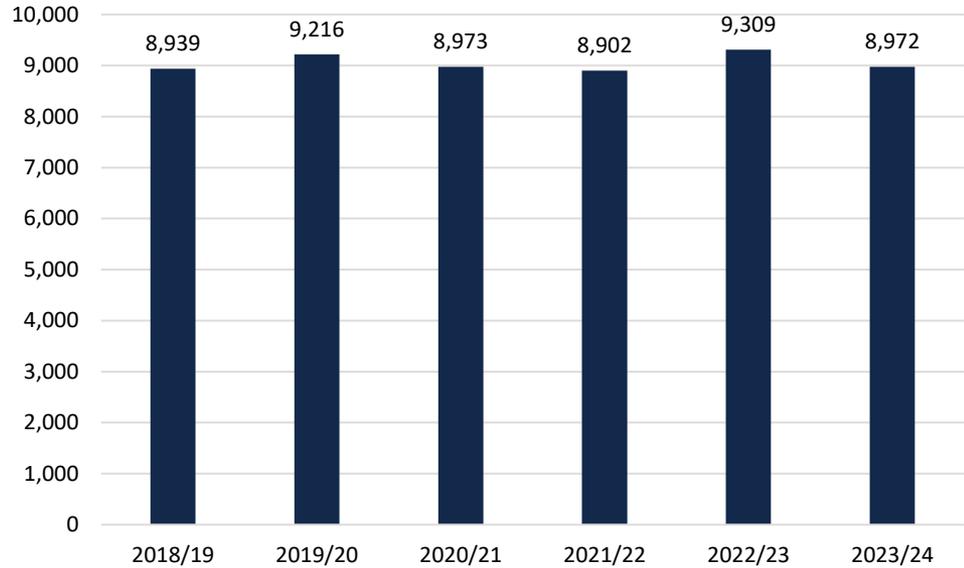



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Murfreesboro City Schools



Murfreesboro City Schools
State Enrollment (PK-6)



Murfreesboro City Schools Fast Facts:

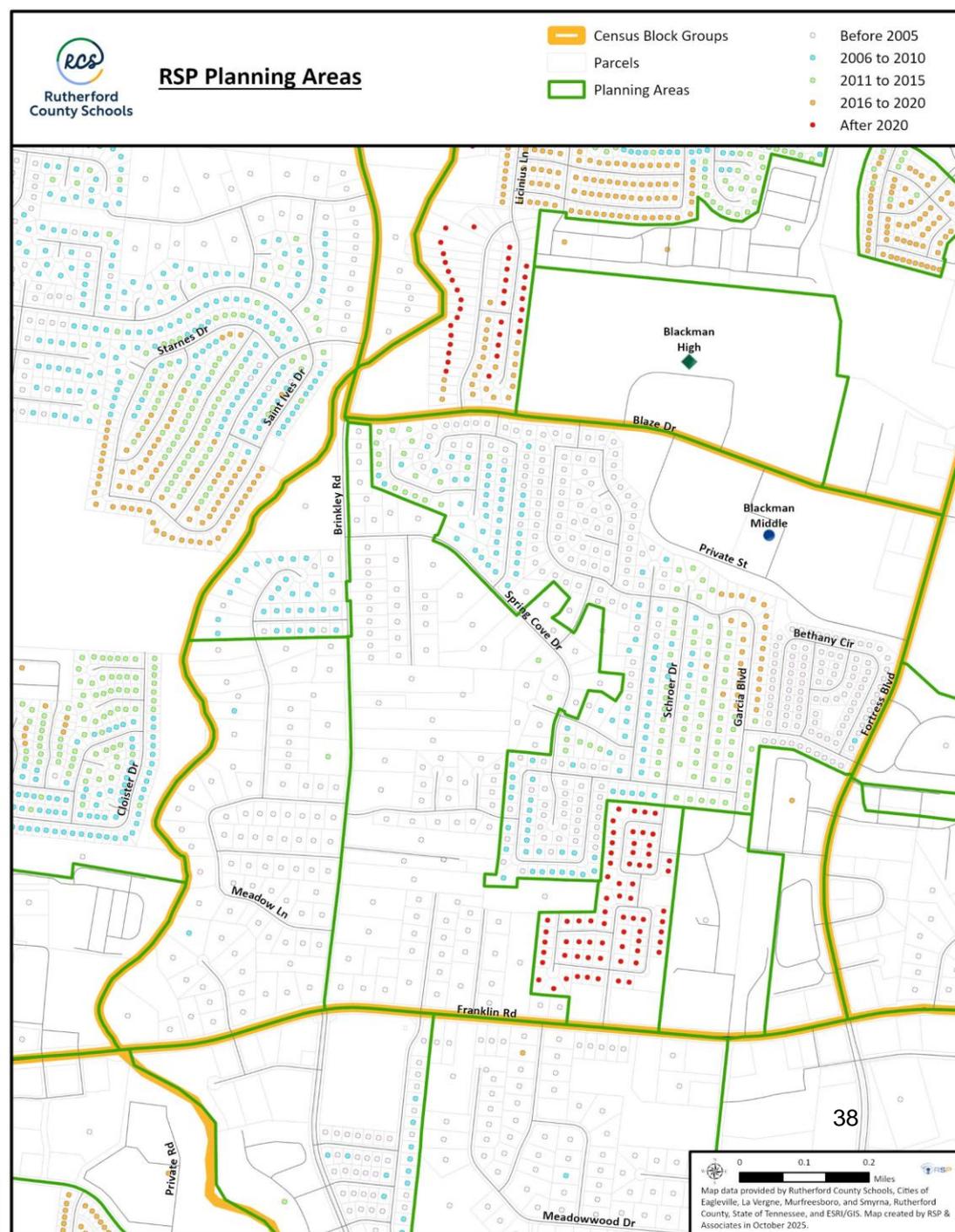
- City School boundary (light gray) expands as the City of Murfreesboro annexes outward (dark gray)
 - Areas that are planned to be annexed in the city will increase population and move students that currently only reside in Rutherford County Schools into both school boundaries
- City Schools Enrollment (PK-6): **8,972 students in 2023/24 – a decrease of 337 students from 2022/23**
 - Only state data up to 2023/24 was available
- There are 320 Rutherford County students residing in the City Schools boundary in 2024/25
 - There are two Rutherford County schools residing in the City Schools boundary: Homer Pittard and McFadden School of Excellence
- There are two additional Rutherford County schools residing in the annexed City Schools boundary: Barfield and Blackman

RSP Planning Areas

Map Details

- Census Block Groups: **Yellow Line**
- RSP Planning Areas: **Green Lines**
- RSP analyzed over **1,000** Planning Areas in this study
- Planning Areas are created from:
 - Census block groups and city geographies
 - Land use and residential density
 - Natural and manmade features
 - School attendance areas
- Planning Areas are **more granular** than census block groups enhancing the statistical connection between students and geography
- Each planning area had a different outlook based on indicators such as:
 - Value and square footage of housing
 - Year housing product was constructed
 - Access to amenities (shopping, parks, trails, and roads)

Main Takeaway: The map provides context to how RSP analyzes change in a smaller geographic level. By utilizing planning areas as the foundation of the static model, RSP can better analyze change each year.



Sophisticated Forecast Model

Built-Out $S_{c,t,x} = S_{c-1,t-1,x} * GC$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in the School District
- c = Grade level
- t = Time (years)
- GC = Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

Developing $S_{c,t,x} = S_{c-1,t-1,x} + (BP_{t,x} * R_{c,x})$

Where: $BP_{t,x} = \left(\frac{(CP_x)(BT_x)(A_x)}{\sum_x (CP_x)(BT_x)(A_x)} \right) * CT$

Let:

- S = The number of students, either an actual count or a projected count
- x = A subscript denoting an attendance area in School District
- c = Grade level
- t = Time (years)
- BP = Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
- R_{c,x} = Student Enrollment ratio of cohort c in planning area x
- CP = Capacity of a planning area as expressed by available housing units
- BT = Building history trend of planning area
- A = An index which models the likelihood of development
- CT = Building permit control total forecast

This is the **central focus** of everything RSP does.

The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.

The SFM is...

- a social science... not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are...

- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- estimated female population (census data)
- estimated 0-4 population (census data)
- existing land use (county and city data)
- future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

Each variable is analyzed as an indicator of the future student population:

-  Indicator of Student Growth
-  Indicator of Student Loss

Understanding the Model

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if...	Enrollment may increase more than forecasted if...
⊖ Decreasing share of live births	⊕ Increasing share of live births
⊖ Current housing stock does not re-green (continues to age)	⊕ Current housing stock re-greens (turns over)
⊖ Housing development experiences minimal potential growth	⊕ Housing development experience more potential growth
⊖ Economic indicators challenge the ability for new homeowners and affordability aspects of the district	⊕ Economic indicators improve the ability for new homeowners and the affordability aspects of the district
⊖ Demographic shifts in community and/or surrounding communities	⊕ Demographic shifts in community and/or surrounding communities
⊖ Incoming Kindergarten class smaller than outgoing senior class	⊕ Incoming Kindergarten class larger than outgoing senior class

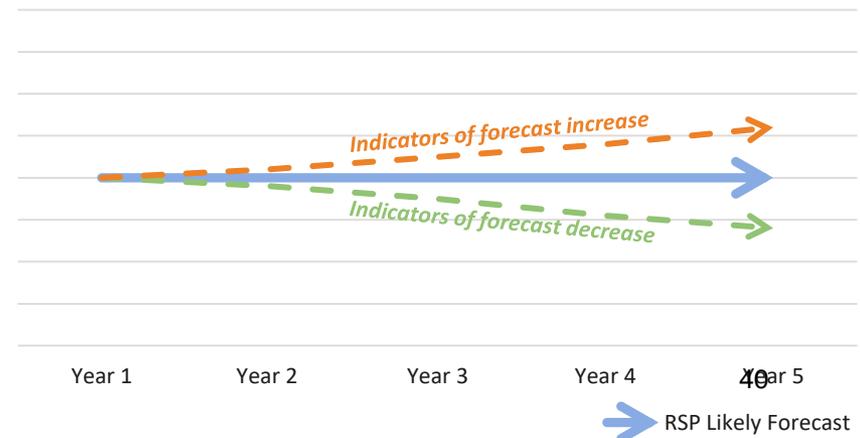
See graphic below to illustrate how the different variables may impact forecasted enrollment outlook:

Main Takeaway:

- These factors are not all positive or negative. Each have a different impact on future outlooks.
- State education policy change may impact enrollment outlook. This analysis assumes policies will continue as they currently operate throughout the projection time frame.
- It is important to continue to monitor these factors – RSP modeling attempts to find the most likely outcome:

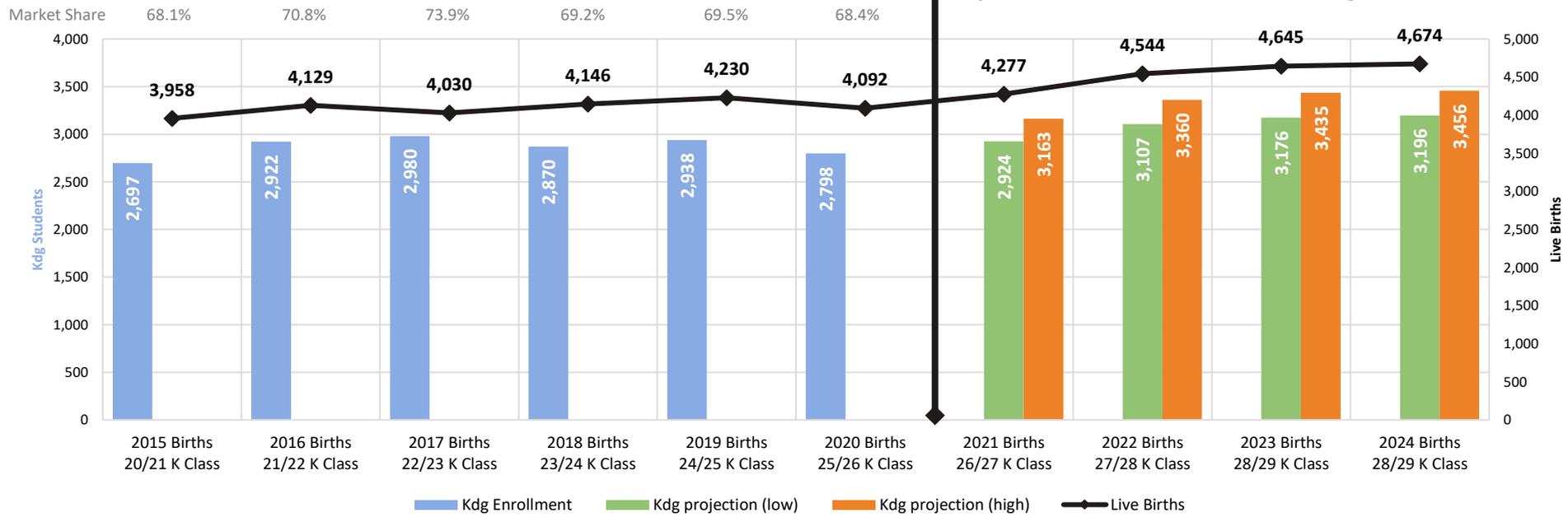
The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

Example of Forecast Evolution



Birth Rate Visuals

Live Births V.S. Kindergarten Students 5 Year Later



Observations:

- Over the past four years, the county has **increased** in the number of live births per year.
 - There has been over 4,500 births per year for the past three years
- Although the birth rate has increased, the market share that Rutherford County Schools enrolls in Kindergarten has decreased
- Kindergarten this year decreased to **2,798 students representing 68.4% of the 2020 live births** (4,092 births)
 - The decline in live births will likely make it **more difficult to grow or even sustain Kdg enrollment** in future years without strategic efforts to maintain or improve market share.
- Looking ahead, the ability to increase Kdg class sizes will **largely depend on the district's capacity to enroll at least 70% of area births**—a threshold that may require targeted outreach, early engagement, or competitive programming to attract families.

Main Takeaway: With an increasing birth rate, there is greater potential for uptick in Kindergarten enrollment. This potential is dependent on the district maintaining or increasing their market share of county births.

Past Enrollment by Grade

Observations:

- Total enrollment slightly decreased this year with 50,638 total students (-149 students from last year)
 - Largest K-12 class in 2025/26: **7th grade with 4,765 students**
 - Smallest K-12 class in 2025/26: **Kindergarten with 2,798 students**
- Graduating senior class is larger than the incoming Kindergarten class which typically indicates enrollment decline, but this is offset with the integration of Murfreesboro City Schools students in 5th-6th grade
 - 2025/26 has the largest grades since 2018/19 in: 1st, 3rd, 4th, 6th, 7th, and 8th grades
- Largest total enrollment since 2018/19 occurred last year 2024/25 with **50,787 students**
- Largest historical increase occurred from 2021/22 to 2022/23 with **+4.6%** (+2,193 students)



TENNESSEE SCHOOL DISTRICT - Dept of Education

Enrollment By Grade

Year	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	K-12		
														Total	Change	% Change
2018/19	2,928	2,725	2,801	2,846	2,795	3,099	3,633	4,375	4,157	4,077	3,977	3,903	3,807	45,123		
2019/20	2,926	2,843	2,825	2,875	2,945	2,930	3,879	4,435	4,447	4,292	4,131	3,944	3,778	46,250	1,127	2.5%
2020/21	2,697	2,737	2,815	2,813	2,863	2,921	3,450	4,472	4,456	4,519	4,347	4,103	3,812	46,005	-245	-0.5%
2021/22	2,922	2,811	2,930	2,950	2,975	3,003	3,710	4,246	4,553	4,629	4,451	4,215	4,006	47,401	1,396	3.0%
2022/23	2,980	3,019	2,982	3,118	3,150	3,158	3,920	4,477	4,445	4,870	4,811	4,575	4,089	49,594	2,193	4.6%
2023/24	2,870	3,010	3,099	3,082	3,206	3,332	4,115	4,511	4,583	4,607	4,896	4,724	4,223	50,258	664	1.3%
2024/25	2,938	2,930	3,079	3,167	3,186	3,298	4,320	4,648	4,621	4,756	4,634	4,767	4,443	50,787	529	1.1%
2025/26	2,798	3,093	2,995	3,183	3,279	3,252	4,355	4,765	4,646	4,686	4,687	4,462	4,437	50,638	-149	-0.3%

Source: Tennessee Department of Education and Rutherford County Schools (2018/195 to 2025/26)

Data does not include Virtual Academy Students.

- September Student count
- October Student count

Cohort Student Change

Observations:

- Down 0.3% from the previous year (-149 students)
 - Largest 3-Year Average Increase: 5th to 6th grade cohort grew by an average of +1,001 students
 - Largest 3-Year Average Decrease: 11th to 12th grade cohort declined by an average of -321 students
- Historically, the 5th→6th and 6th→7th grade transitions show the most significant gains.
 - Growth attributed to students entering from Murfreesboro City Schools.
- Several grade cohorts showed smaller gains this year compared to the prior three-year trend.
 - The 9th→10th grade cohort decreased this year — the first time since 2020/21.
 - Upper Middle transitions slowed down; 7th→8th and 8th→9th grade cohorts showed minimal or no growth.

Enrollment Grade Change

From	To	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	K-12	
		1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Change	% Change
2018/19	2019/20	-85	100	74	99	135	780	802	72	135	54	-33	-125	1,127	2.5%
2019/20	2020/21	-189	-28	-12	-12	-24	520	593	21	72	55	-28	-132	-245	-0.5%
2020/21	2021/22	114	193	135	162	140	789	796	81	173	-68	-132	-97	1,396	3.0%
2021/22	2022/23	97	171	188	200	183	917	767	199	317	182	124	-126	2,193	4.6%
2022/23	2023/24	30	80	100	88	182	957	591	106	162	26	-87	-352	664	1.3%
2023/24	2024/25	60	69	68	104	92	988	533	110	173	27	-129	-281	529	1.1%
2024/25	2025/26	155	↓ 65	104	112	↓ 66	1,057	↓ 445	↓ -2	↓ 65	↓ -69	↓ -172	↓ -330	-149	-0.3%
3-Year Average		81.7	71.3	90.7	101.3	113.3	1,000.7	523.0	71.3	133.3	-5.3	-129.3	-321.0	348.0	0.7%
3-Year Weighted Average		102.5	68.8	91.3	105.3	94.0	1,017.3	498.7	53.3	117.2	-21.2	-143.5	-317.3	212.5	0.4%

Source: Tennessee Department of Education and Rutherford County Schools (2018/195 to 2025/26)

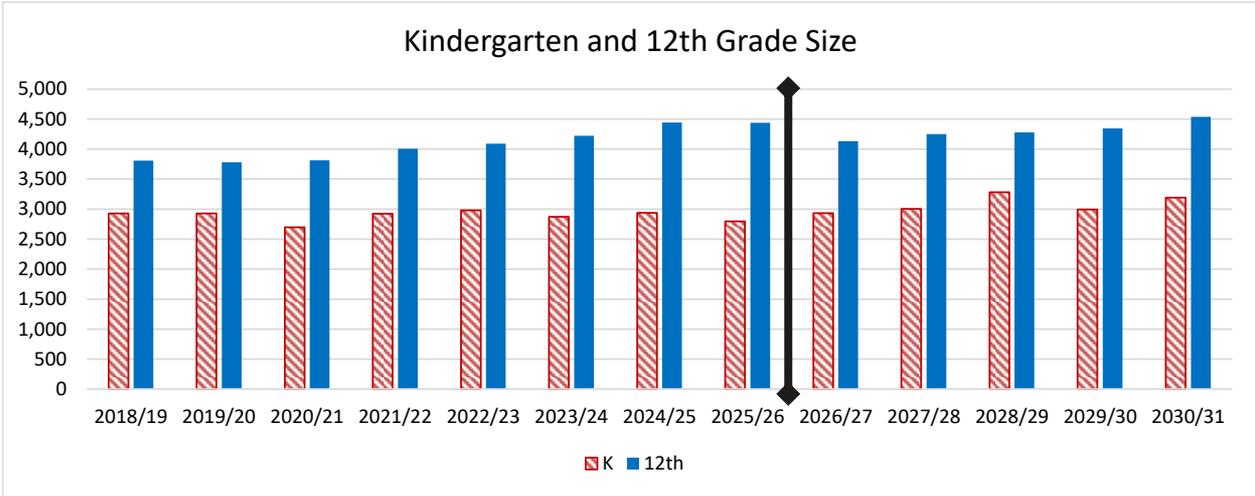
Data does not include Virtual Academy Students.

↓ = cohort change this year that is lower than the 3-Year Average

 September Student count

 October Student count

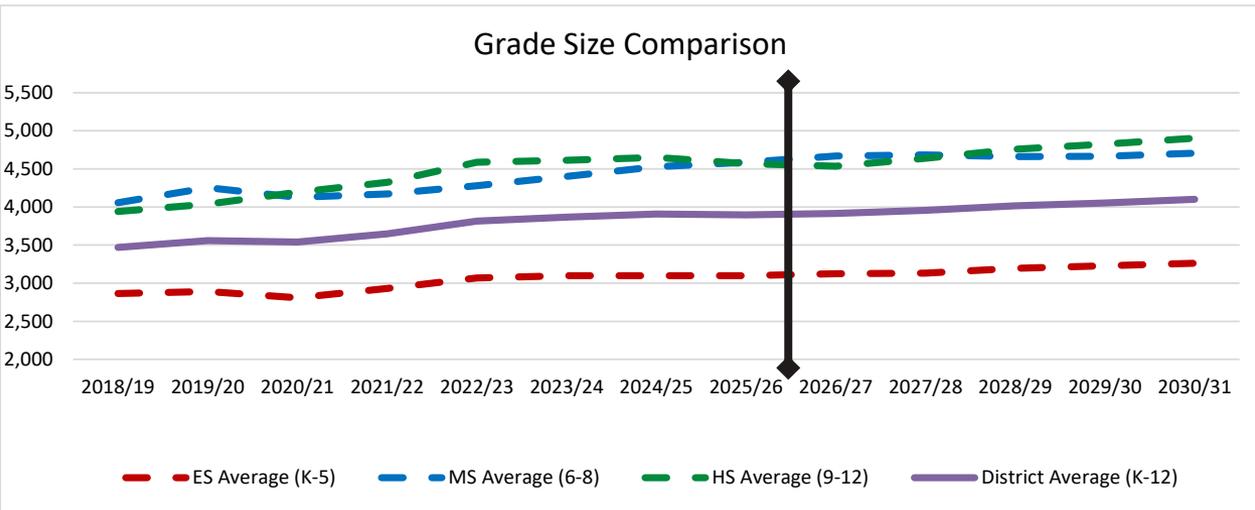
Class Size Comparisons



Source: RSP & Associates – October 2025

K and 12th Grade Comparisons:

- Current 12th grade class is 1,639 students larger than the current Kindergarten class
- Larger exiting classes make it more difficult for growth to occur, however with large cohort increases year to year these differences can be offset
- Comparing the average past 5 years to the average the next 5 years:
 - The kindergarten class is projected to **increase** to average 3,080 students
 - The 12th grade class is projected to **increase** to average 4,309 students



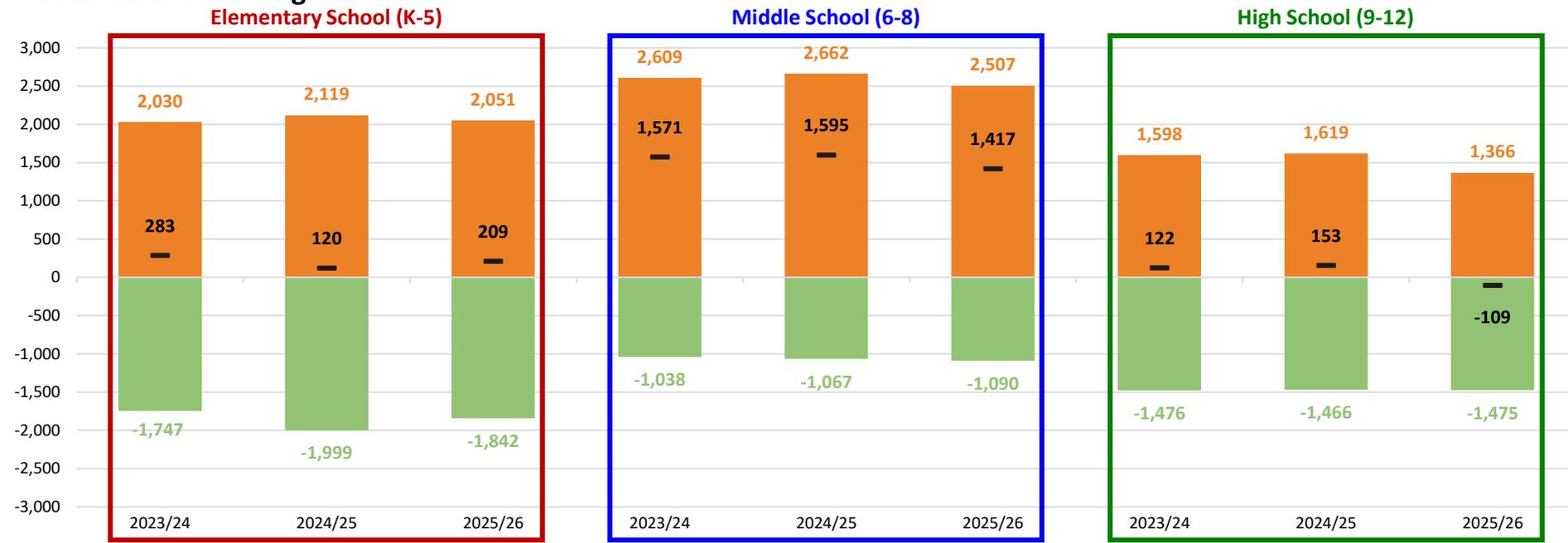
Source: RSP & Associates – October 2025

Average Class Sizes

- The average middle school class is 1,489 students larger than the average elementary school class
- As the elementary average class size has increased by 5.7% since 2020/21, the average middle school class size has increased by 10.0%
- Over the next 5 years:
 - The average elementary, middle, and high school grade sizes are all projected to continue to **increase**
 - High School class average are forecasted to be the largest by 2030/31

3-Year Student Migration Trend

Student In V.S. Out Migration



Source: Rutherford County Schools and RSP

■ In-Migration ■ Out-Migration — Net Change

In-Migration: Shows number of students in grade 1st to 12th that are attending the District in the current year, but were not attending the District in the previous year.

Out-Migration: Shows number of students in grade K to 11th that were attending the District in the previous year, but are not attending the District in the current year.

Observations

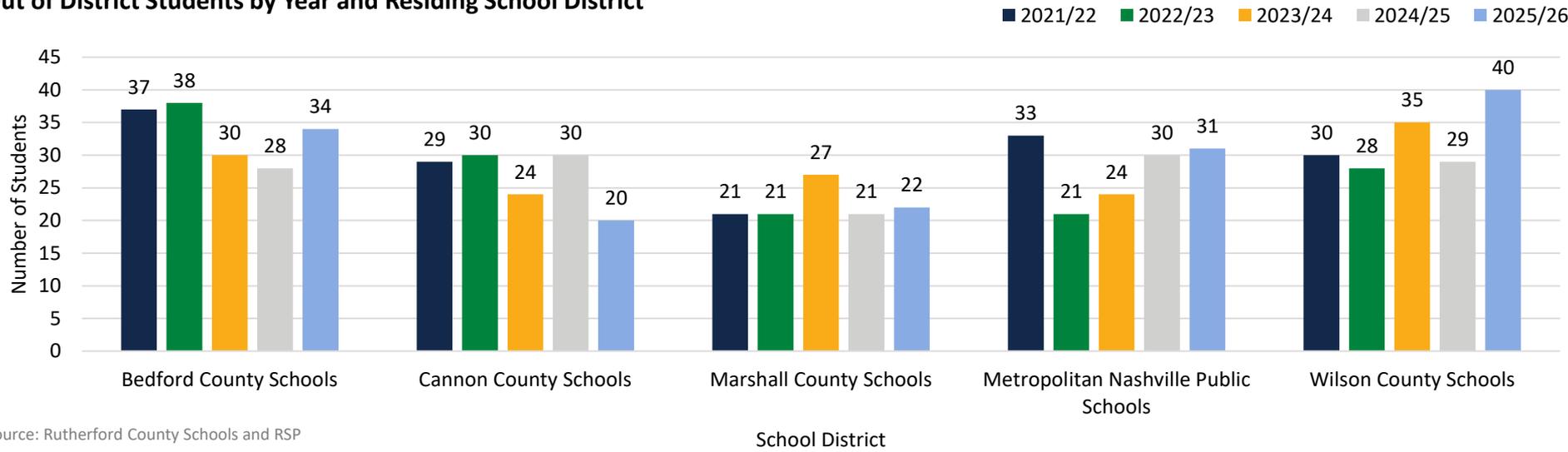
- Across all three years, the district consistently gains more students than it loses, resulting in an annual net growth of students
 - Total Net Change in 2023/24: **+1,976 students**
 - Total Net Change in 2024/25: **+1,868 students**
 - Total Net Change in 2025/26: **+1,517 students (lowest net change in over five years)**
- 2025/26 experienced a decrease in high school in-migration, resulting in a net loss at this grade level
- This is the first net loss at the HS level in over ten years; out-migration was stable, but the number of students migrating in decreased.

Main Takeaway: Student transfers continue to trend favorably — the district has maintained a positive net gain of incoming students each of the last three years. With less in-migration this year than in past years, it reinforces the statistical anomaly of high school losses this year.

Out of District Student Analysis

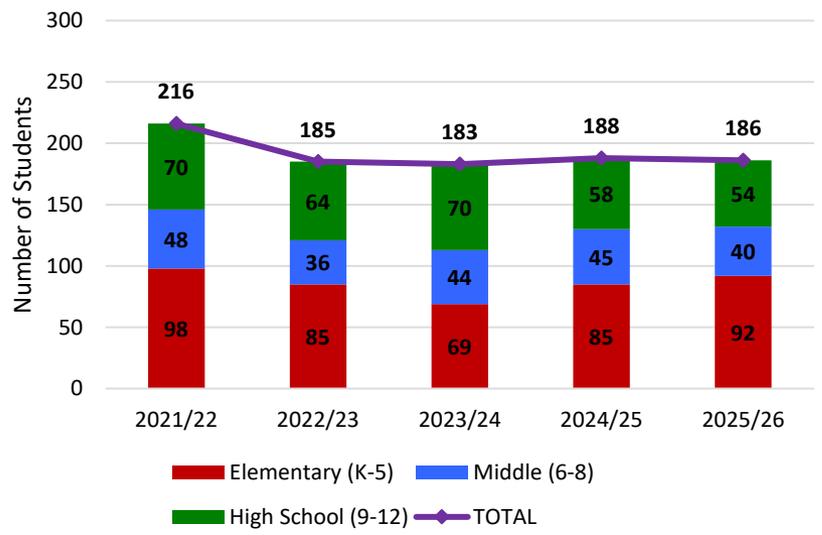
= Student residing OUTSIDE of district boundary, but attend RCS.

Out of District Students by Year and Residing School District



Source: Rutherford County Schools and RSP

Total Out of District Students by Year



Source: Rutherford County Schools and RSP

Notes:

- Analysis includes the number of students RSP has geocoded residing out of the district boundary
- It may not align with district totals of out-of-district transfers, but provides count of students with addresses outside of the district at the time of Official Count provided data
- Some out of district students may be staff children, McKinney-Vento, other state programs, etc.

Observations

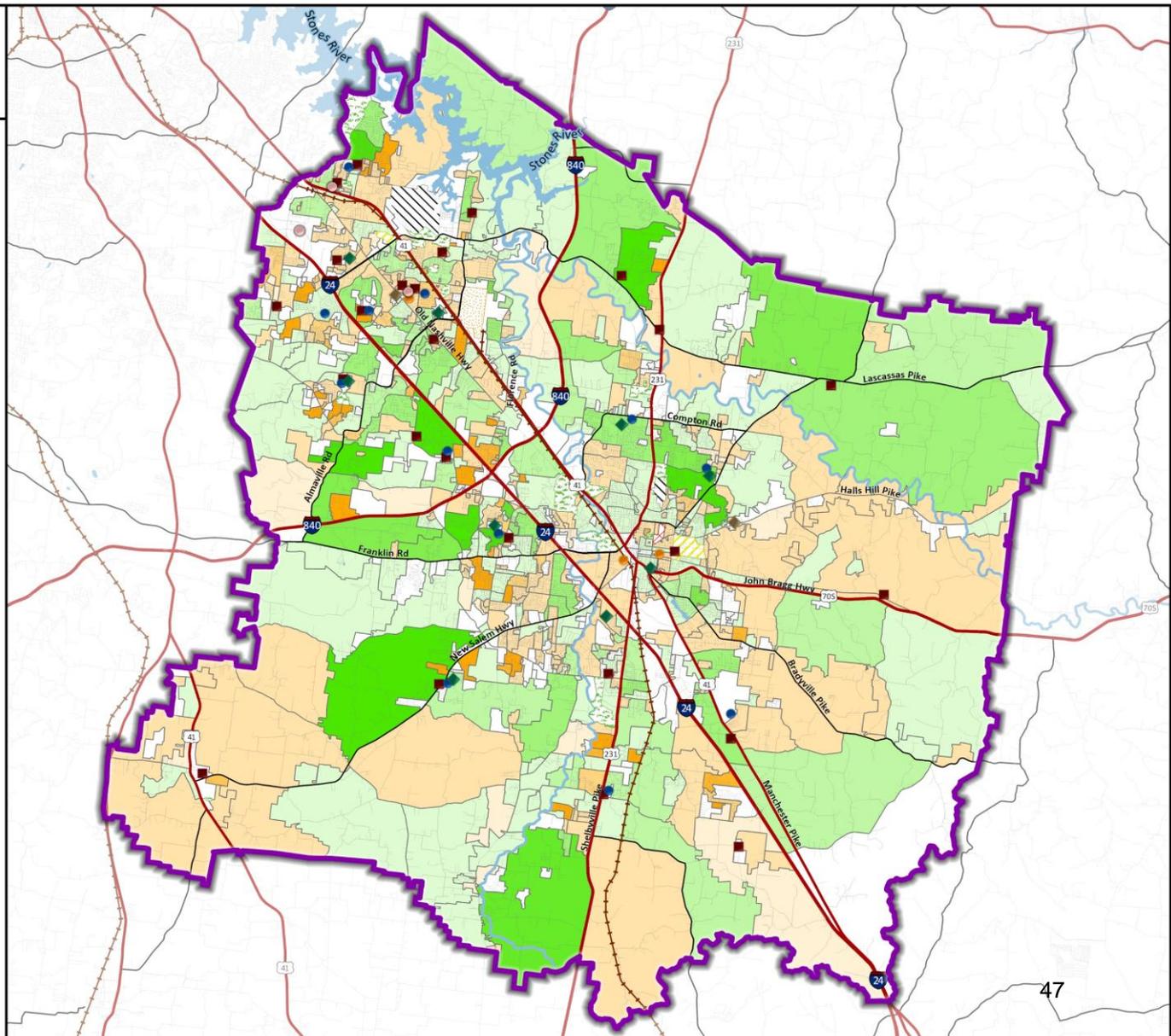
- Out of district has stabilized the past four years around 185 students
- 186 total students reside out of the district boundary – elementary students make up the majority of OOD students
- Wilson County Schools contributed the greatest share of out of district students this year (40)

Main Takeaway: Changes to state policy can impact enrollment outlook – monitoring the current market share of out of district students is important to understanding Rutherford County student population.

K-12 Student Count Change Map

RCS
Rutherford County Schools
Student Count Change from 2021/22 to 2025/26 in Grades K-12

- Legend**
- District Boundary
 - Elementary Schools
 - Middle Schools
 - High Schools
 - Magnet Schools
 - Alternative Schools
 - Charter Schools
 - Airport
 - Cemetery
 - College
 - Nissan Plant
 - Parks and Golf Course
- Decrease in Students** **Increase in Students**



Main Takeaway: Count Change may fluctuate each year impacting the potential enrollment – an area will not always increase or decrease.

Count Change is the number of students in 2025/26 subtracted by the number in 2021/22 in each Planning Area.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.



K-12 Student Heat Density Map



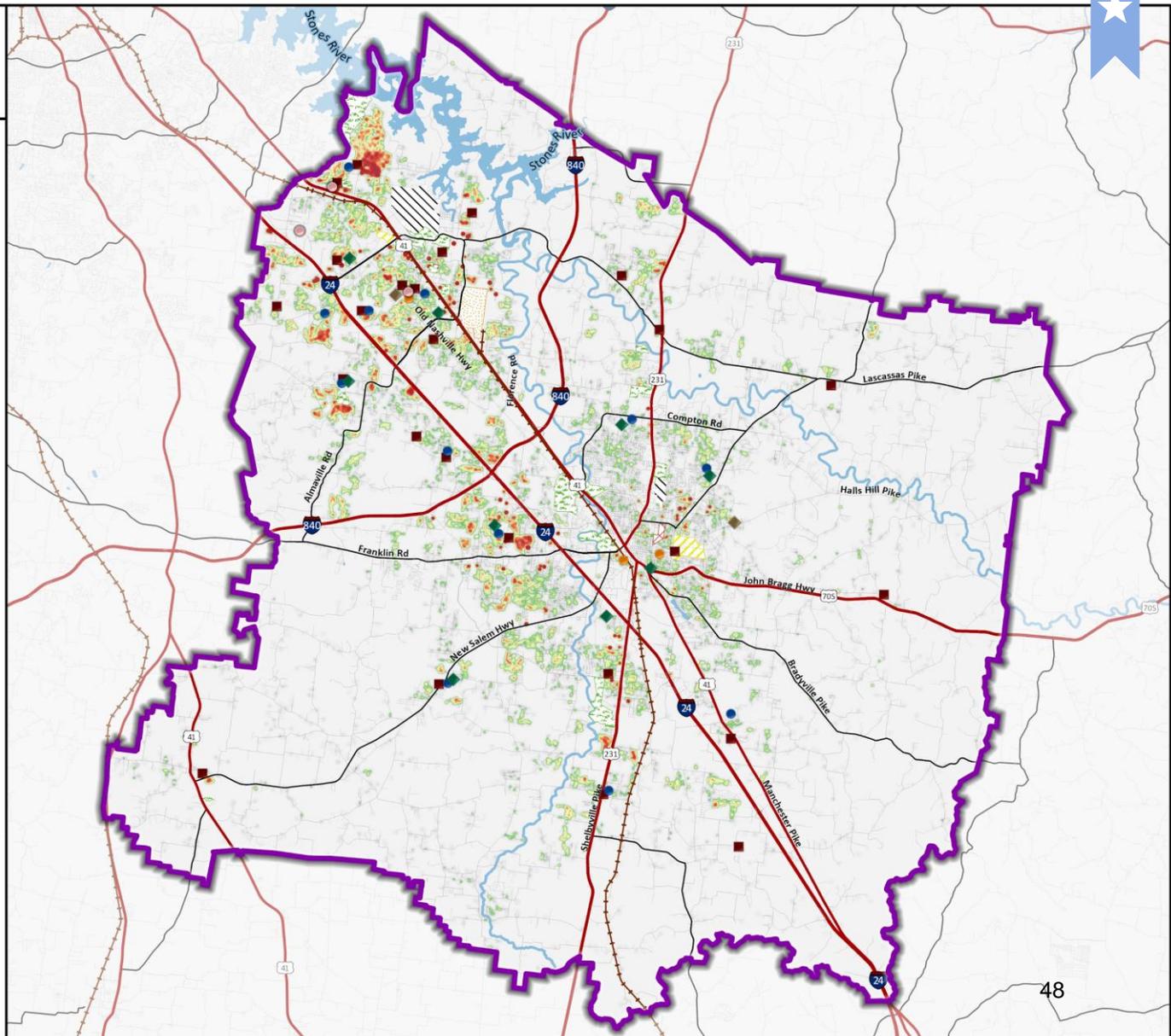
RCS
Rutherford County Schools
Student "Heat" Density in 2025/26 in Grades K-12

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Student Density

Low Density to High Density



Main Takeaway: Student density is greatest in the northwest. LaVergne, Blackman, and Stewarts Creek areas have the most students.

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

Main Takeaway Observations:

- Enrollment had been increasing year to year, but decreased by 149 students this year – **limitation to student growth**
 - Lower kindergarten classes and a lack in high school in-migration are primary drivers to the enrollment loss
- Most grade levels grow in size as cohorts move through the system – **indicator of student growth**
 - With limited cohort growth, the continued downward trend in total enrollment is likely to continue
- Graduating senior classes remain larger than incoming kindergarten classes – **limitation to student growth**
 - Although a limitation, the district offsets this trend by continual cohort growth typically in 5th and 6th grade years when Murfreesboro City School students join RCS
 - When cohort growth declined this year, the difference between Kdg and 12th grade was more apparent resulting in a district wide loss of students
- Live births in Rutherford County have increased – **indicator of student growth**
 - There has been over 4,500 births per year for the past three years
- Over the next 5 years, all average grade sizes are all projected to continue to **increase – indicator of student growth**
 - High School class average are forecasted to be the largest by 2030/31
- The district maintained a positive net gain of incoming students each of the last three years – **indicator of student growth**

Conclusion of Section:

- RSP & Associates actively monitors over 1,000 planning areas, using demographic, development, and enrollment datasets to provide ongoing insight and forecasting.
 - The student population is denser in the northwest where there is greater affordability of housing.
- Out of District (open enrollment) trends should be continually reviewed, as even minor policy shifts can have an impact on enrollment outlook.
- Student choice trends (Open Enrollment, ESAs, Charter, etc.) should continually be analyzed as changes state policy have impact on enrollment outlook.



Development and Growth Trends

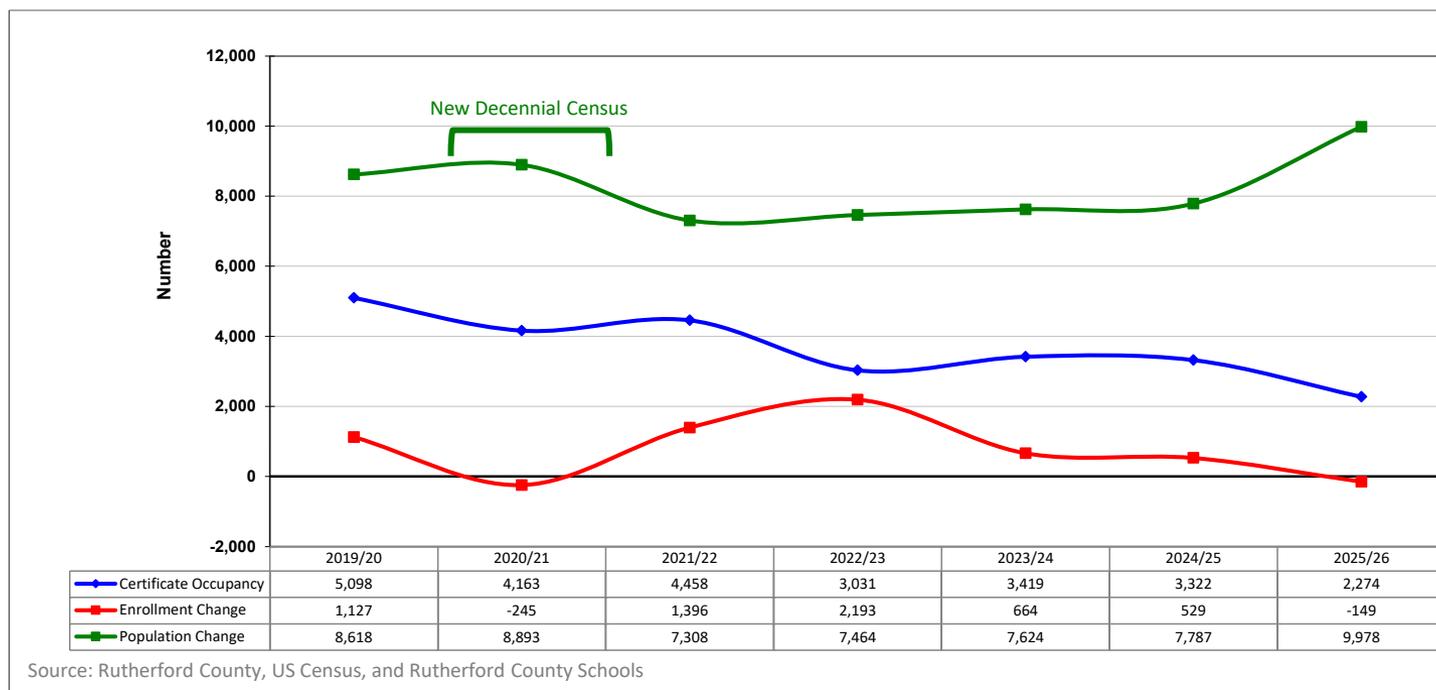
Population, Development, & Enrollment

Student Yield Rate

Housing Market Maps & Data

Potential Growth Analysis

Population, Development, & Enrollment



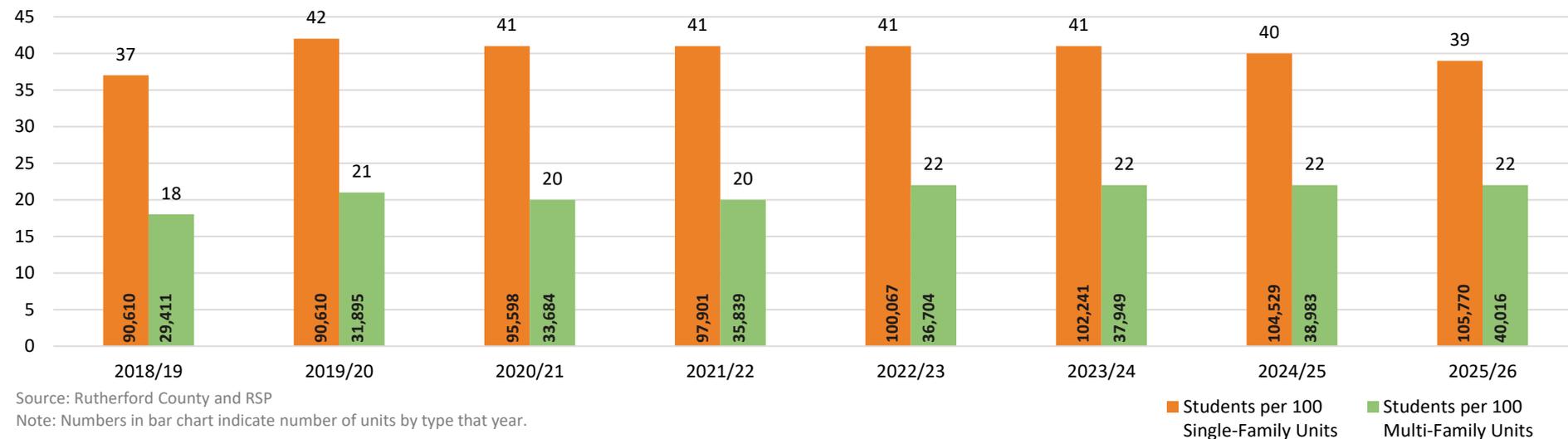
Observations:

- **BLUE LINE:** Building activity has averaged about 3,600+ units a year
 - 2025/26 experienced a slow down of unit production with less than 3,000 units built for the first time since 2019/20
- **GREEN LINE:** Census data indicates an increasing population
 - Population shows the estimate growth of the whole decade; new decennial census often affect year-to-year change
 - Population growth saw an uptick this year with almost 10,000 new people residing in the district boundary (all ages)
- **RED LINE:** Student enrollment has been generally increasing year to year with a decline this year
 - 2020/21 saw a decrease in students, likely due to COVID-19 pandemic

Main Takeaway: Graphic provides benchmark data to determine if there is a correlation between population change, building activity, and school enrollment. Although population grew at a greater rate this year, enrollment decreased.

K-12 Yield Rate Comparison Over Time

Yield Rate Comparison Graph



Observations

- Bar graph shows the number of students per 100 units by year and by housing unit type (single-family or multi-family)
- District sees on average 40.3 K-12 students per 100 single-family households
 - The yield rate for single-family units has been slightly decreasing since 2019/20
 - 2025/26 yielded 39 students per 100 SF units
- District sees on average 20.9 K-12 students per 100 multi-family households
 - The yield rate for multi-family units has started increasing after 2022/23
 - 2025/26 yielded 22 students per 100 MF units
- Adding new housing inventory can impact the yield rates:
 - There were **15,160 single-family** homes built from 2018 to 2025 (105,770 units in total inventory as of Oct 2025)
 - There were **10,605 multi-family** homes built from 2018 to 2025 (40,416 units in total inventory as of Oct 2025)

Main Takeaway: As more single-family housing has been built, the generation of students from these units has decreased. Although slightly decreasing, single-family inventory generates almost double the number of students per unit that multi-family generates.

Single-Family Yield Rate by Elementary Boundary

Students per 100 Single-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	8 Year Average	8 Year Units Built
Barfield Elementary	36	40	37	37	38	37	38	36	37.38	454
Blackman Elementary	48	53	53	53	52	51	48	47	50.63	643
Brown's Chapel Elementary	56	58	55	57	57	55	53	51	55.25	734
Buchanan Elementary	32	35	35	35	37	35	34	33	34.50	487
Cedar Grove Elementary	48	54	56	55	58	59	58	55	55.38	96
Christiana Elementary	50	54	50	50	51	49	47	46	49.63	790
David Youree Elementary	42	49	48	49	52	52	52	48	49.00	1
Eagleville Elementary	40	45	44	45	46	47	47	45	44.88	292
John Colemon Elementary	38	42	40	40	42	40	41	40	40.38	168
Kittrell Elementary	29	35	33	33	33	35	32	34	33.00	448
LaVergne Lake Elementary	56	65	65	63	67	66	67	60	63.63	964
Lascassas Elementary	37	40	37	38	37	36	34	33	36.50	25
Murfreesboro City Schools	18	21	20	20	20	19	19	19	19.50	1,047
Plainview Elementary	41	44	41	41	40	42	43	43	41.88	802
Poplar Hill Elementary	43	47	43	43	44	42	42	43	43.38	1,644
Rock Springs Elementary	46	52	51	52	51	51	50	50	50.38	714
Rockvale Elementary	39	43	40	39	40	40	40	39	40.00	2,627
Rocky Fork Elementary	46	53	53	56	56	56	55	54	53.63	248
Roy Waldron Elementary	56	63	63	61	68	68	67	69	64.38	134
Smyrna Elementary	38	46	45	46	48	49	48	46	45.75	5
Smyrna Primary	40	45	44	45	46	45	45	44	44.25	30
Stewarts Creek Elementary	60	66	64	64	64	63	59	61	62.63	1,456
Stewartsboro Elementary	45	50	48	48	47	46	46	46	47.00	439
Walter Hill Elementary	39	42	41	43	42	42	41	41	41.38	633
Wilson Elementary	52	58	55	53	54	52	51	48	52.88	279
District (K-12):	37.0	42.0	41.0	41.0	41.0	41.0	40.0	39.0	40.3	

Table Legend
 +5 greater from District Average
 -5 fewer from District Average

Adding new housing inventory can impact the yield rate – **There were 15,160 single-family homes built from 2018 to 2025.**

Rockvale Elementary boundary has had the most SF residential activity during this time.

Source: Rutherford County, and RSP
 Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Single-Family Observations: Table shows the number of students per 100 single-family (SF) units by year and by elementary boundary

- District sees on average 40.3 students per 100 SF units
- Roy Waldron Elementary School has the largest 2025/26 SF yield rate with 69 students per 100 SF units
- Buchanan and Lascassas Elementary Schools have the smallest 2025/26 SF yield rate with 33 students per 100 SF units
 - Murfreesboro City Schools includes elementary students residing in the boundary but attending Rutherford County Schools

Multi-Family Yield Rate by Elementary Boundary

Students per 100 Multi-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	8 Year Average	8 Year Units Built
Barfield Elementary	15	17	16	17	18	17	17	17	16.75	0
Blackman Elementary	25	22	20	22	24	25	25	25	23.50	1,207
Brown's Chapel Elementary	45	55	55	36	0	17	25	33	33.25	1
Buchanan Elementary	13	15	15	9	10	11	15	18	13.25	118
Cedar Grove Elementary	16	21	22	26	32	32	32	30	26.38	73
Christiana Elementary	0	0	0	0	0	0	0	0	0.00	0
David Youree Elementary	35	35	37	38	42	40	33	29	36.13	1,141
Eagleville Elementary	0	0	0	0	0	0	0	0	0.00	1
John Colemon Elementary	43	53	52	49	52	51	53	53	50.75	0
Kittrell Elementary	7	7	6	10	13	5	6	5	7.38	325
LaVergne Lake Elementary	28	34	35	32	33	36	36	39	34.13	168
Lascassas Elementary	12	13	9	12	10	11	15	14	12.00	100
Murfreesboro City Schools	9	12	11	11	12	11	12	12	11.25	1,931
Plainview Elementary	44	34	36	33	32	30	35	33	34.63	87
Poplar Hill Elementary	11	11	11	12	13	14	15	13	12.50	1,078
Rock Springs Elementary	35	44	49	55	73	71	66	62	56.88	42
Rockvale Elementary	15	11	11	10	13	14	14	15	12.88	1,391
Rocky Fork Elementary	20	19	21	21	25	26	22	23	22.13	614
Roy Waldron Elementary	64	69	61	54	62	62	61	62	61.88	576
Smyrna Elementary	19	30	22	40	14	26	27	26	25.50	308
Smyrna Primary	22	28	26	27	29	33	33	34	29.00	0
Stewarts Creek Elementary	173	205	252	43	52	34	37	45	105.13	791
Stewartsboro Elementary	145	173	36	21	29	39	34	33	63.75	253
Walter Hill Elementary	15	15	14	13	13	12	13	14	13.63	400
Wilson Elementary	0	0	0	0	0	0	0	0	0.00	0
District (K-12):	18.0	21.0	20.0	20.0	22.0	22.0	22.0	22.0	20.9	

Table Legend
 +5 greater from District Average
 -5 fewer from District Average

Adding new housing inventory can impact the yield rate – **There were 10,605 multi-family homes built from 2018 to 2025.**

Murfreesboro City School boundary has had the most MF residential activity during this time.

Source: Rutherford County, and RSP
 Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

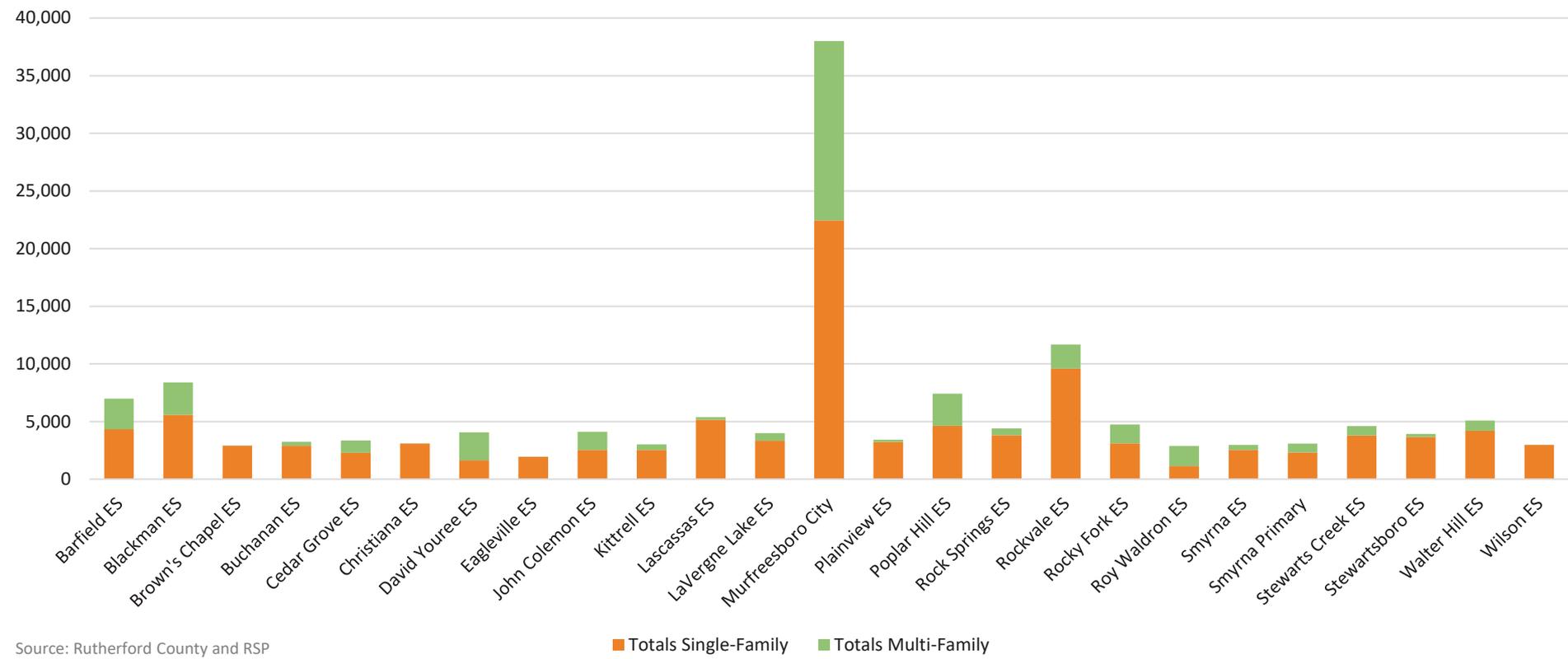
Multi-Family Observations: Table shows the number of students per 100 multi-family (MF) units by year and by elementary boundary

- District sees on average 20.9 students per 100 MF units
- Rock Springs Elementary School has the largest 2025/26 MF yield rate with 62 students per 100 MF units
- Christiana, Eagleville, and Wilson Elementary Schools have the smallest 2025/26 MF yield rate with 0 students per 100 MF units
 - Murfreesboro City Schools includes elementary students residing in the boundary but attending Rutherford County Schools



Unit Type by Elementary Boundary

Total Units by Elementary Boundary



Source: Rutherford County and RSP

Observations: Bar graph shows the number of housing by type that currently reside in each elementary school boundary

After removing the units in Murfreesboro City Schools boundary:

- Rockvale Elementary has the most single-family units in their boundary and generates on average 55 students per 100 SF units
- Blackman Elementary has the most multi-family units in their boundary and generates on average 24 students per 100 MF units

Main Takeaway: The attendance boundaries that have the most units do not generate the highest number of students in the districts. Other factors like affordability, square footage, access to amenities, etc. have a greater impact on whether new units are likely student generating.

Average Year Built Map



Average Year Built

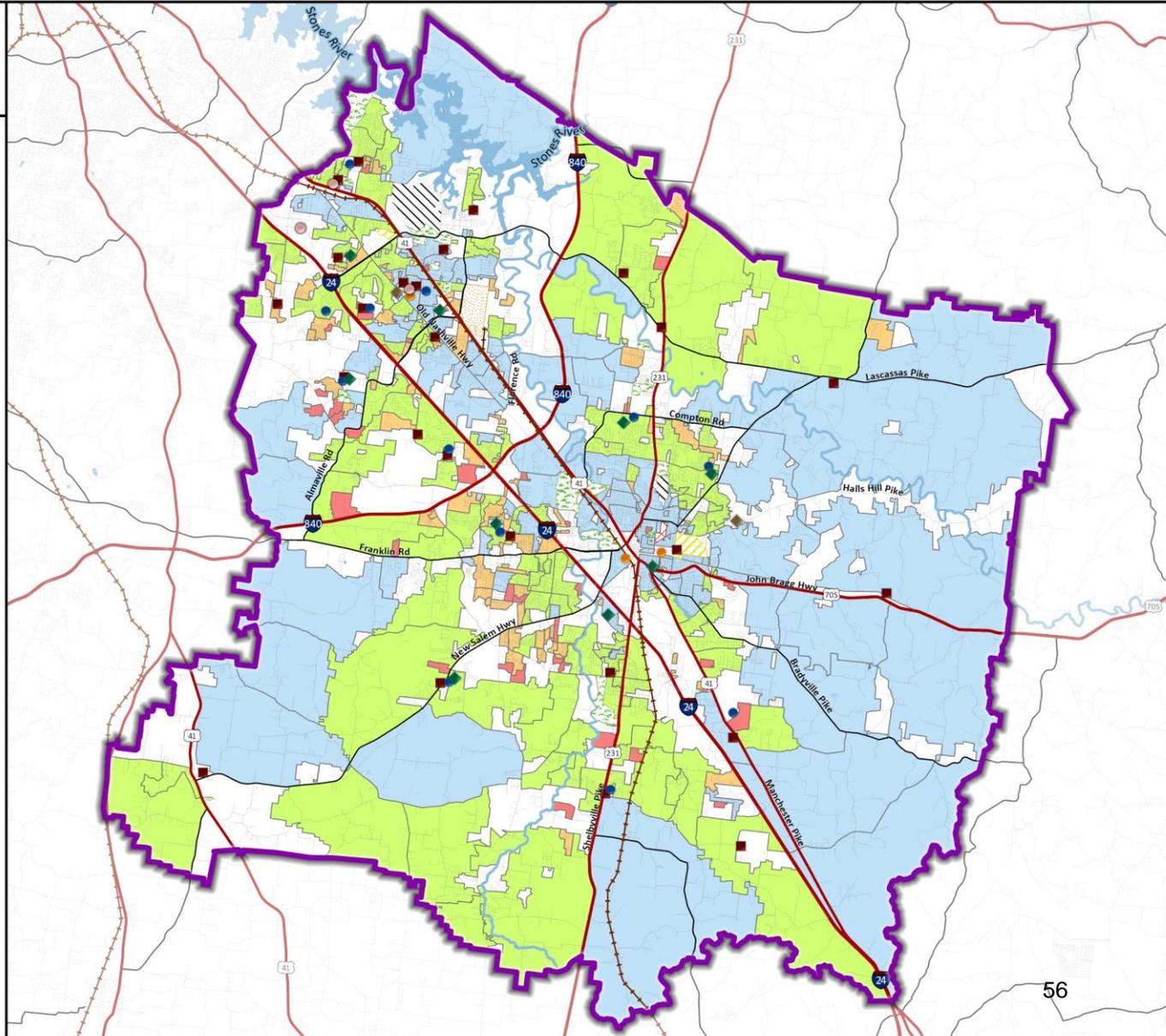
Rutherford County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Average Year Built

- No Data
- Before 1990
- 1990 to 2000
- 2000 to 2010
- 2010 to 2020
- After 2020



Main Takeaway: Areas of red of the newest units in the district. The west side of the district has seen more recent construction.

Year Built provided by Rutherford County. Average Year Built displayed by planning area.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Median Home Value Map



Median Home Value

Rutherford County Schools

- Legend**
- District Boundary
 - Elementary Schools
 - Middle Schools
 - High Schools
 - Magnet Schools
 - Alternative Schools
 - Charter Schools
 - Airport
 - Cemetery
 - College
 - Nissan Plant
 - Parks and Golf Course

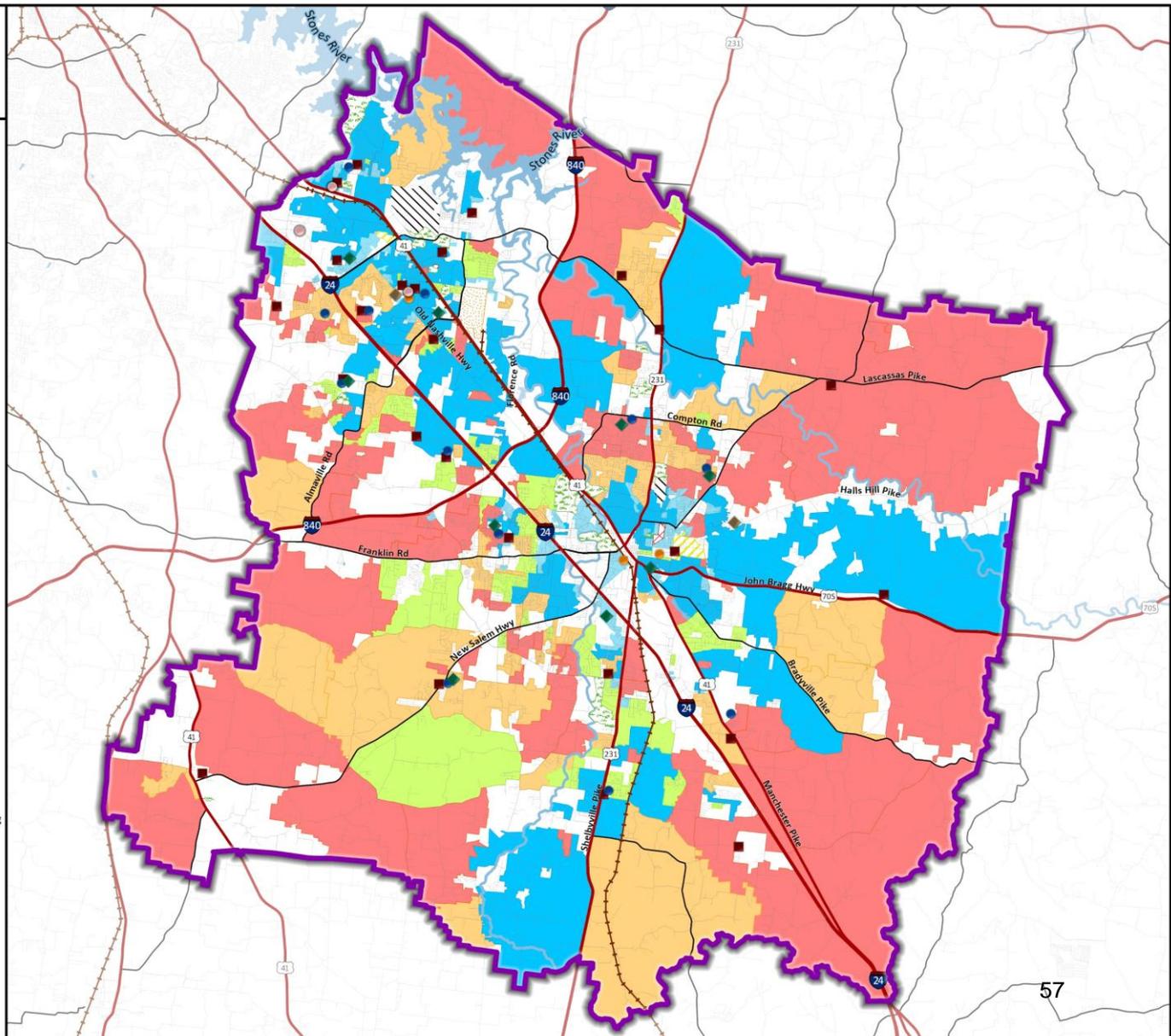
- Median Home Value**
- No Residential Value
 - < \$200,000
 - \$200,001 to \$300,000
 - \$300,001 to \$350,000
 - \$350,001 to \$400,000
 - > \$400,000

Main Takeaway: Areas of affordability are concentrated greater in existing inventory of core LaVergne, Murfreesboro, and Smyrna.

Property values provided by Rutherford County. Median Home Values displayed by planning area.




Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



Recent Year Built Map

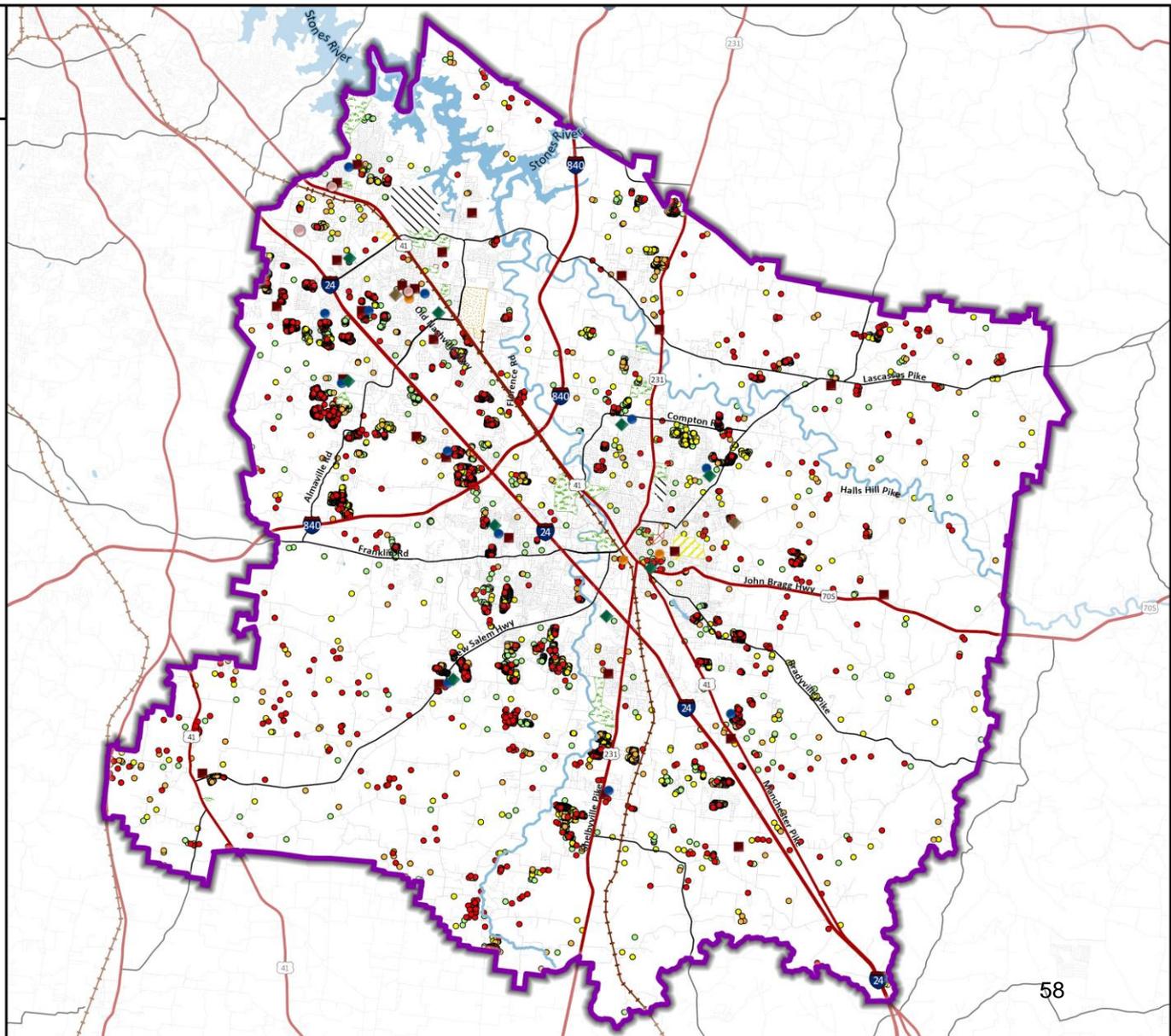
RCS
Rutherford County Schools

- Legend**
- District Boundary
 - Elementary Schools
 - Middle Schools
 - High Schools
 - Magnet Schools
 - Alternative Schools
 - Charter Schools
 - Airport
 - Cemetery
 - College
 - Nissan Plant
 - Parks and Golf Course

- Year Built**
- 2021: 4,458 Units
 - 2022: 3,031 Units
 - 2023: 3,419 Units
 - 2024: 3,322 Units
 - 2025: 2,274 Units

Main Takeaway: Building activity slightly dropped this year with less than 3,000 units built. There is likely a slight delay with building permits in the county.

Year built data is provided by Rutherford County Assessor's Office.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

Growth Area Map



Growth Areas

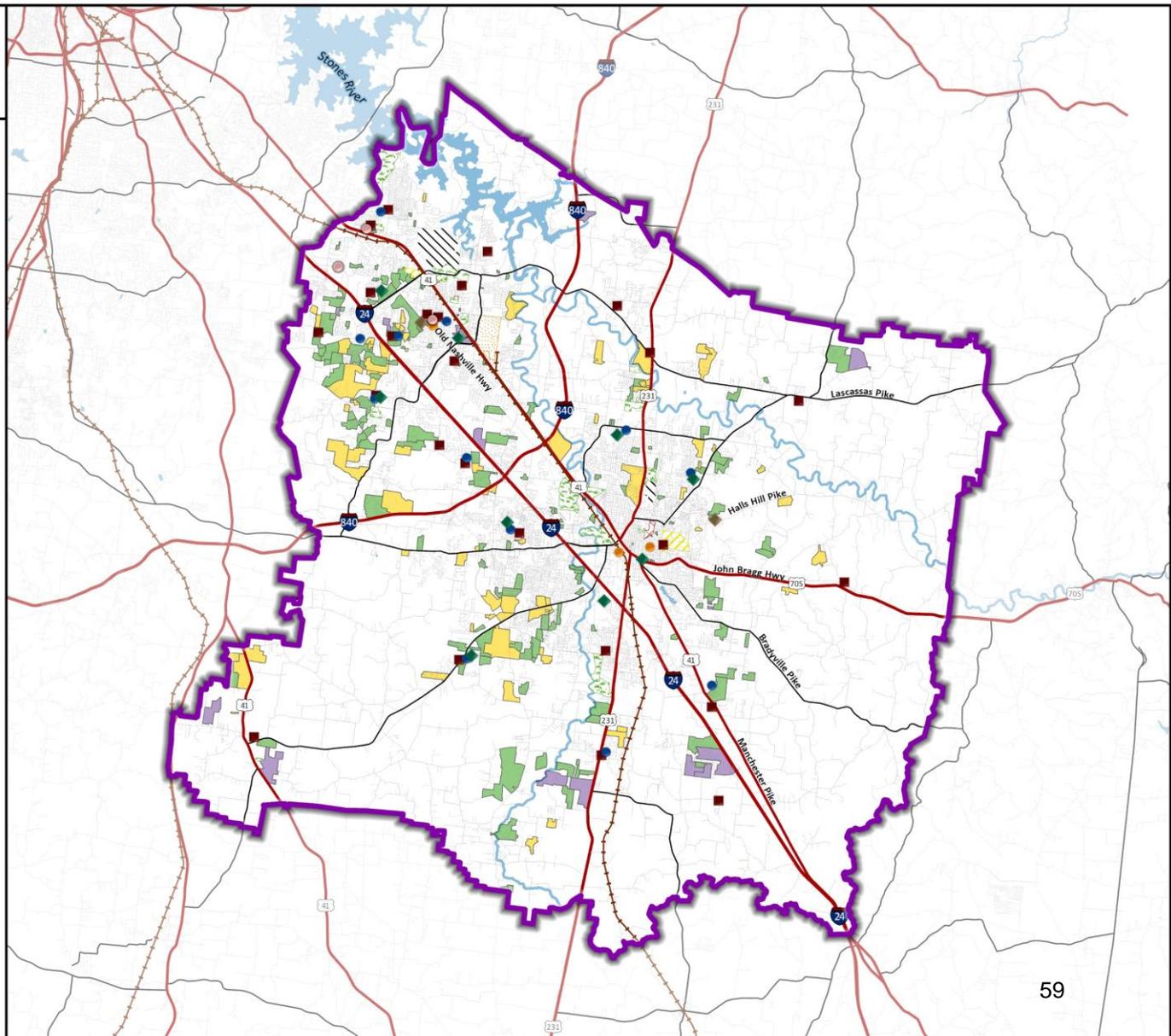
Rutherford County Schools

Legend

District Boundary	Airport
Elementary Schools	Cemetery
Middle Schools	College
High Schools	Nissan Plant
Magnet Schools	Parks and Golf Course
Alternative Schools	
Charter Schools	

Growth Areas

- Current
- 5 Year
- 10 Year



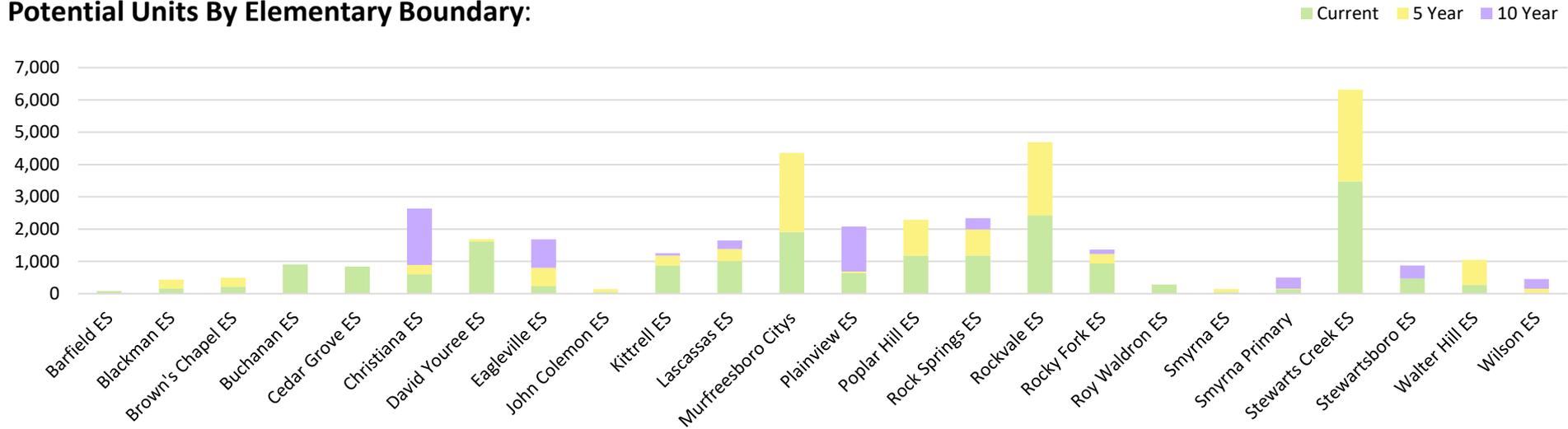
Main Takeaway: Northwest region is expected to continue building the most units in the district over the next five years.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Development Table

Potential Units By Elementary Boundary:



RSP Plan Area Name:	Existing Units	Potential Units
Identified Growth Areas		
Current Growth Area Potential:	10,908	19,570
5-Year Growth Area Potential:	721	13,096
10-Year Growth Area Potential:	43	5,904
Total Growth Area Potential:	11,672	38,570

Source: Cities of Eagleville, LaVergne, Murfreesboro, Smyrna, Rutherford County, and RSP

Understanding Growth Areas:

- Growth areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
 - **Green:** identifies where development activity is happening
 - **Yellow:** identifies possible areas that could develop within a 5-year range
 - **Purple:** identifies possible areas that could develop within a 10-year range
- There is no guarantee any of these growth areas will develop or that other areas not shown as a growth area will develop
 - The market demand and property owners desire to build guides the timing and type of development
 - Some growth areas may require infrastructure improvements

Main Takeaway: Over 38,000 potential units were identified and integrating in to this analysis. **Stewarts Creek Elementary** boundary has the most potential units in their boundary which will likely influence greater growth in this area.

Main Takeaway Observations:

- The general population within the district boundaries is increasing – **indicator of enrollment growth**
 - With an average growth of about +7,000 residents per year, this trends contributes to student population potential over time.
- Single-family student yield rates have been stable to slightly decreasing over the past decade – **limitation to enrollment growth**
 - Decreasing and stable yield rates limit the ability of new housing development to offset overall enrollment decline.
 - Tracking the type and location of development is critical, as student yield rates vary widely between housing product types and across neighborhoods.
- Overall building activity is still expanding but at a slower pace – **limitation to enrollment growth**
 - Only 2,274 units have been built in 2025 so far (likely slightly behind) that is less than the past five years of activity
 - In 2025, there have been 1,241 single-family and 1,033 multi-family units built so far
- Outlook of residential growth is positive with over 38,000 potential units in active phases – **indicator of enrollment growth**
 - Stewarts Creek ES boundary has the most potential units in their boundary supporting the northwest density of students

Conclusion of Section:

- With lower yield rates, new residential development has a more limited impact on student enrollment than in previous decades, reinforcing the need for a conservative growth model in planning.
- Monitoring local economic factors is key to understanding how the next decade of residential growth may unfold. Considerations include:
 - Construction costs have more than doubled (100%+) since August 2020, as of February 2022.
 - Rising home values may slow the life cycle of new single-family subdivisions, delaying occupancy and student generation.
 - Infrastructure availability (roads, utilities, school proximity) and affordability of housing products remain critical in determining where and how fast new development occurs.
- National-level influences (economic shifts during the 2025 election year) could affect development pace and, in turn, enrollment outlook. Additionally, natural disasters across the country (e.g., hurricanes, wildfires) have begun to affect building supply chains and cost structures, which may slow down or limit residential development in the region.



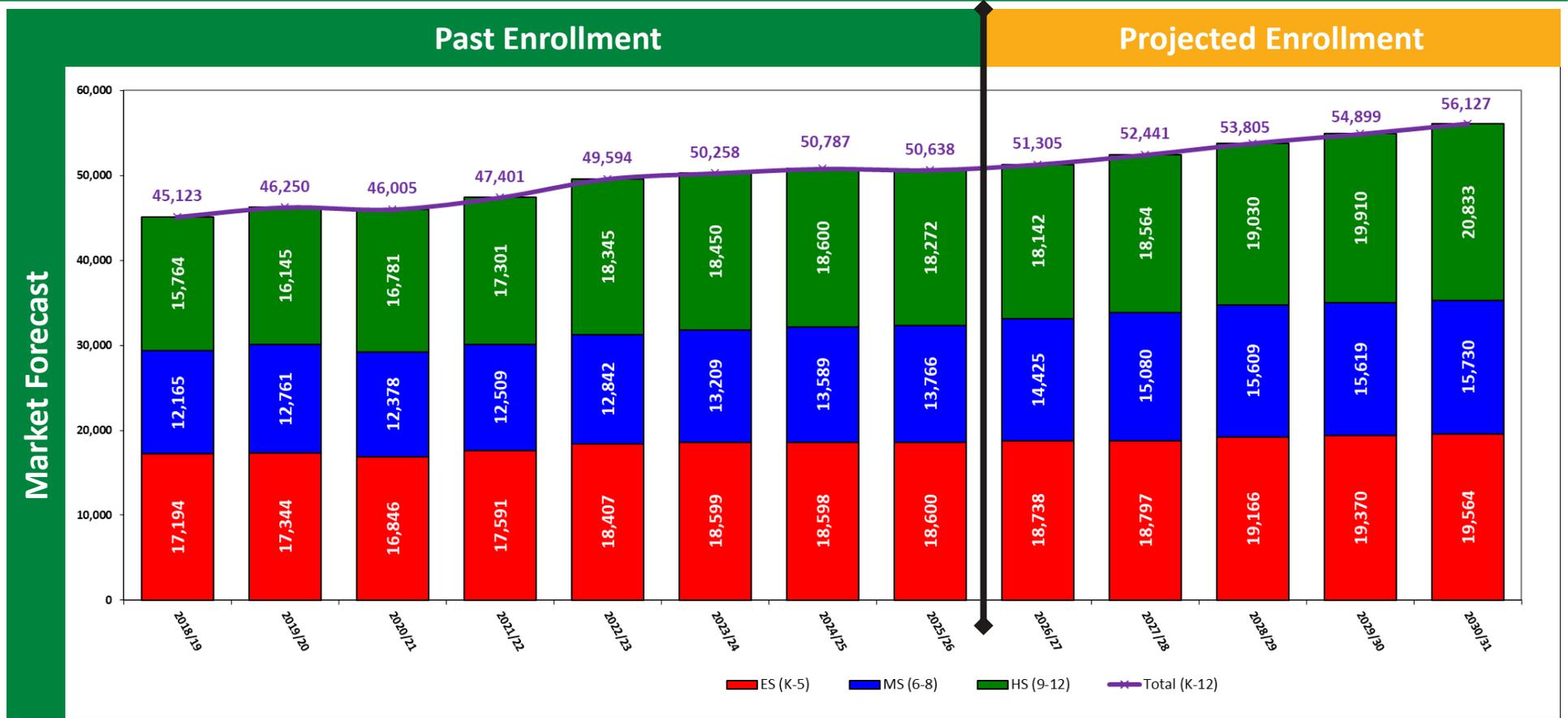
Student Projections

Past, Current, & Future Enrollment

Building Projections

Grade Level Projections

Past, Current, & Future Enrollment



Source: RSP & Associates – October 2025

Observations:

- District enrollment is forecasted to increase by 5,489 students by 2030/31; totaling enrollment to 56,127 (+10.8%)
- Elementary enrollment is forecasted to increase by 964 students by 2030/31; totaling enrollment to 19,564 (+5.2%)
- Middle School enrollment is forecasted to increase by 1,944 students by 2030/31; totaling enrollment to 15,730 (+14.1%)
- High School enrollment is forecasted to increase by 2,561 students by 2030/31; totaling enrollment to 20,833 (+14.0%)

Projection Notes and Clarifications

Past Enrollment is shown in three ways:

- **Reside:** Based on where a student Resides in relation to the district boundary
- **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending
- **Reside/Attend:** Subset of reside to know how many of Reside students attend the school based on the attendance area they are assigned to

Projections are shown in two ways:

- **Reside:** Based on where a student Resides in relation to the district boundary
- **Attend:** Based on both a student residing in the district and attending and students not residing in the district attending

Capacity

- The functional capacity was reviewed by RSP in 2022/23; Some buildings were updated based on District input
 - Capacity should be annually examined to ensure appropriate education space is available
- Capacity represents the **Future Capacity:**
 - Poplar Hill Middle School: 1,200 capacity online in 2026/27
 - High School building additions to 2,500 capacity at: LaVergne, Oakland, Riverdale, and Smyrna

Other Items

- Enrollment Grade Configuration in Student Forecast Model (K-5, 6-8, 9-12)
 - Projection accuracy is limited by the number of years of student data which matches the State enrollment
 - Housing challenges that may result in a slowdown in new housing starts and challenges with the economy as it adapts to a “New Normal” of supply challenges, cost increases, and other housing policy changes
- Open enrollment and student intra-district transfer trends are assumed to follow district policy and will continue like those trends during the projection time frame. Variables include but are not limited to:
 - Murfreesboro City Schools (K-6) has a significant number of students that enter the district from 5-7th grade
 - Dual zones are accounted for in determining which school a student may attend
 - School choice or specific buildings such as McFadden School of Excellence, Thurman Francis Arts Academy, Holloway High, Central Magnet, Daniel-McKee Alternative, and Smyrna West Alternative are factored into student attendance

District Decisions Notes and Clarifications

High School Boundaries:

- The original high school re-zoning concept was approved in November 2024.
- Dual Zones for the high schools were established in December 2024 without an expiration date.
 - Dual Zones may be discussed and voted on at any time in which the Board considers rezoning.

Charter Schools:

- American Classical Academy-Rutherford and Springs Empower Academy are RCS authorized charter schools.
 - The charter schools themselves choose the grade band configurations during the application process and aren't influenced by RCS.

Capacity

- There were slight changes to the functional capacities based on District provided updates.
- Updates could be due to, but not limited to:
 - Normalizing Middle School experience
 - Account for recent renovations
 - Adjustments to number and/or location of portables

Projections by Building (Elementary, P.1)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Barfield Elementary K to 5th	1,020	Reside/Attend	898	888	914	723							-4.3%
		Reside	1,069	1,045	1,062	799	790	776	765	781	765		
		Attend	938	937	951	761	737	714	718	735	725		
Blackman Elementary K to 5th	975	Reside/Attend	1,018	1,013	897	851							-10.2%
		Reside	1,154	1,143	1,026	985	942	893	897	885	885		
		Attend	1,061	1,067	938	912	867	815	823	815	817		
Brown's Chapel Elementary K to 5th	975	Reside/Attend	795	784	792	510							-11.1%
		Reside	884	876	892	603	583	568	561	540	536		
		Attend	822	805	963	541	523	530	513	483	479		
Buchanan Elementary K to 5th	528	Reside/Attend	456	439	467	358							+4.5%
		Reside	543	533	557	421	445	435	444	441	440		
		Attend	481	459	482	377	406	383	392	398	397		
Cedar Grove Elementary K to 5th	942	Reside/Attend	744	772	755	702							+5.2%
		Reside	772	802	786	770	770	786	800	811	810		
		Attend	785	829	799	755	763	774	782	793	792		
Christiana Elementary K to 5th	730	Reside/Attend	596	589	596	567							-12.2%
		Reside	690	693	691	632	607	586	574	553	555		
		Attend	628	606	621	603	581	547	535	514	521		
David Youree Elementary K to 5th	853	Reside/Attend	710	677	672	638							+6.2%
		Reside	757	729	730	726	736	749	796	785	771		
		Attend	739	700	692	654	660	696	743	732	708		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

No capacity challenges are forecasted to be experienced at the attend of schools shown above.

School Utilization Legend

- Over 100% School Capacity
- Under 70% School Capacity

Main Takeaway: District wide elementary schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (Elementary, P.2)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Eagleville Elementary K to 5th	Shown at K-12 level	Reside/Attend	299	312	341	341							-6.9%
		Reside	309	319	346	362	353	349	352	335	337		
		Attend	393	399	412	385	367	396	401	384	383		
Homer Pittard Campus Elementary K to 5th	260	Reside/Attend	1	1	2	2							0.0%
		Reside	1	1	2	2	2	2	2	2	2		
		Attend	242	237	240	239	243	242	242	242	244		
John Colemon Elementary K to 5th	920	Reside/Attend	472	464	768	744							-1.0%
		Reside	511	498	845	833	861	838	813	826	825		
		Attend	510	513	807	786	822	799	774	787	786		
Kittrell Elementary K to 5th	600	Reside/Attend	289	316	300	356							+31.7%
		Reside	322	342	333	410	432	446	477	505	540		
		Attend	321	342	326	373	390	425	458	486	521		
Lascassas Elementary K to 5th	665	Reside/Attend	524	501	527	536							+9.2%
		Reside	637	597	616	640	634	642	650	682	699		
		Attend	622	583	616	577	583	608	616	648	665		
LaVergne Lake Elementary K to 5th	1,000	Reside/Attend	834	806	998	922							-15.7%
		Reside	867	833	1,024	994	959	901	866	842	838		
		Attend	857	838	1,024	953	908	884	849	825	813		
McFadden School of Excellence K to 5th	465	Reside/Attend	1	1	1	1							-100%
		Reside	1	1	1	1	0	0	0	0	0		
		Attend	390	390	388	390	377	392	392	392	392		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

- Lascassas ES in 2030/31 (Reside 29/30 to 30/31, Attend 30/31)

School Utilization Legend

Over 100% School Capacity
 Under 70% School Capacity

Main Takeaway: District wide elementary schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (Elementary, P.3)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Murfreesboro Citys K to 5th		Reside/Attend	0	0	0	0						+47.8%
		Reside	346	357	319	320	349	380	402	444	473	
		Attend	0	0	0	0	0	0	0	0	0	
Plainview Elementary K to 5th	1,120	Reside/Attend	454	509	546	630						+1.7%
		Reside	486	561	599	697	708	706	724	715	709	
		Attend	505	599	619	680	696	711	729	713	707	
Poplar Hill Elementary K to 5th	1,100	Reside/Attend	0	0	0	831						+2.2%
		Reside	0	0	0	957	953	993	995	1,003	978	
		Attend	0	0	0	857	861	934	936	934	899	
Rock Springs Elementary K to 5th	1,265	Reside/Attend	1,104	1,134	1,144	915						+19.8%
		Reside	1,193	1,227	1,249	1,046	1,088	1,130	1,188	1,232	1,253	
		Attend	1,183	1,192	1,190	938	975	1,036	1,094	1,138	1,154	
Rockvale Elementary K to 5th	1,585	Reside/Attend	815	863	886	1,017						+19.7%
		Reside	972	1,007	1,025	1,217	1,239	1,286	1,352	1,390	1,457	
		Attend	880	929	947	1,079	1,125	1,173	1,241	1,279	1,338	
Rocky Fork Elementary K to 5th	990	Reside/Attend	901	927	863	790						+0.9%
		Reside	971	997	946	881	864	844	859	863	889	
		Attend	948	962	895	830	807	796	811	815	843	
Roy Waldron Elementary K to 5th	895	Reside/Attend	1,248	1,242	774	777						+0.6%
		Reside	1,300	1,305	820	861	871	866	865	846	866	
		Attend	1,278	1,257	795	802	810	818	815	792	809	

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

No capacity challenges are forecasted to be experienced at the attend of schools shown above.

School Utilization Legend

- Over 100% School Capacity
- Under 70% School Capacity

Main Takeaway: District wide elementary schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (Elementary, P.4)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Smyrna Elementary K to 5th	816	Reside/Attend	669	720	568	541							-7.6%
		Reside	712	762	613	596	589	580	574	558	551		
		Attend	701	739	584	565	552	551	545	534	527		
Smyrna Primary K to 5th	625	Reside/Attend	544	553	523	520							+1.7%
		Reside	581	589	592	604	607	605	614	616	614		
		Attend	573	577	542	543	543	551	556	555	553		
Stewarts Creek Elementary K to 5th	1,125	Reside/Attend	1,182	1,263	1,112	1,076							+47.3%
		Reside	1,303	1,376	1,475	1,212	1,323	1,424	1,549	1,700	1,785		
		Attend	1,258	1,339	1,170	1,160	1,266	1,317	1,448	1,614	1,716		
Stewartsboro Elementary K to 5th	855	Reside/Attend	643	662	665	738							+6.0%
		Reside	707	708	730	817	838	857	888	879	866		
		Attend	665	702	773	777	807	842	863	844	828		
Walter Hill Elementary K to 5th	690	Reside/Attend	470	476	497	504							+6.3%
		Reside	543	555	582	604	617	605	630	637	642		
		Attend	544	531	541	537	557	550	570	574	579		
Wilson Elementary K to 5th	975	Reside/Attend	622	612	591	548							-21.4%
		Reside	694	674	656	602	571	543	522	492	473		
		Attend	655	644	623	579	550	516	495	470	451		
Las/Kit Dual Zone K to 5th		Reside/Attend	0	0	0	0							0.0%
		Reside	32	23	31	0	0	0	0	0	0		
		Attend	0	0	0	0	0	0	0	0	0		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

- Stewarts Creek ES from 2026/27 to 2030/31 (Reside and Attend)
- Stewartsboro ES in 2028/29 (Reside 27/28 to 30/31, Attend 28/29)

School Utilization Legend

Over 100% School Capacity

Under 70% School Capacity

Main Takeaway: District wide elementary schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (K-8 Signature)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Whs/Las Dual Zone K to 5th		Reside/Attend	0	0	0	0						0.0%
		Reside	50	46	46	0	0	0	0	0	0	
		Attend	0	0	0	0	0	0	0	0	0	
Thurman Francis Arts Academy K to 8th	930	Reside/Attend	1	1	0	1						0.0%
		Reside	1	1	0	1	1	1	1	1	1	
		Attend	658	661	733	690	650	698	691	688	679	
American Classical Academy K to 8th	*	Reside/Attend	0	0	0	0						0.0%
		Reside	0	0	0	0	0	0	0	0	0	
		Attend	0	0	0	330	403	367	357	367	365	
Simon Springs Community School K to 8th	*	Reside/Attend	0	0	0	0						0.0%
		Reside	0	0	0	0	0	0	0	0	0	
		Attend	0	0	18	31	30	31	29	27	31	
Springs Empower Academy K to 8th	*	Reside/Attend	0	0	4	7						0.0%
		Reside	0	0	4	7	7	8	9	8	7	
		Attend	0	0	179	220	267	192	204	201	201	

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

* Capacities for American Classical Academy, Simon Springs community School, and Springs Empower Academy were not provided.

Capacity Challenges:

No capacity challenges are forecasted to be experienced at the attend of schools shown above.

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Projections by Building (Middle School, P.1)

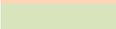
Rutherford County Schools Projections By School (Based on Student Reside)

* Assumes implementation of the currently approved 2026/27 MS Zones. Re-evaluation of middle school zones will happen winter 2025.

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Blackman Middle 6th to 8th	1,568	Reside/Attend	1,594	1,632	1,690	1,736							-6.3%
		Reside	1,756	1,791	1,848	1,906	1,682	1,865	1,969	1,889	1,785		
		Attend	1,626	1,660	1,731	1,776	1,564	1,739	1,843	1,763	1,659		
Christiana Middle 6th to 8th	1,108	Reside/Attend	1,025	1,066	1,035	1,029							+8.1%
		Reside	1,126	1,165	1,177	1,172	1,207	1,245	1,293	1,249	1,267		
		Attend	1,047	1,082	1,049	1,053	1,098	1,129	1,177	1,133	1,151		
Eagleville Middle 6th to 8th	Shown at K-12 level	Reside/Attend	174	181	171	186							+16.5%
		Reside	178	188	178	194	247	253	233	233	226		
		Attend	246	249	247	253	303	316	296	296	289		
LaVergne Middle 6th to 8th	1,400	Reside/Attend	1,076	1,076	1,116	1,049							+3.3%
		Reside	1,134	1,137	1,182	1,131	1,030	1,073	1,153	1,172	1,168		
		Attend	1,089	1,086	1,127	1,064	952	1,013	1,093	1,112	1,108		
Oakland Middle 6th to 8th	1,440	Reside/Attend	1,048	1,062	1,137	1,163							+12.3%
		Reside	1,140	1,157	1,237	1,290	1,529	1,507	1,484	1,463	1,449		
		Attend	1,106	1,146	1,225	1,227	1,437	1,470	1,447	1,426	1,412		
Poplar Hill Middle 6th to 8th	1,200	Reside/Attend	0	0	0	0							
		Reside	0	0	0	0	1,111	1,164	1,214	1,213	1,236		
		Attend	0	0	0	0	1,111	1,164	1,214	1,213	1,236		
Rock Springs Middle 6th to 8th	1,109	Reside/Attend	1,016	1,036	1,106	1,112							+0.9%
		Reside	1,086	1,102	1,181	1,207	905	1,011	1,135	1,161	1,218		
		Attend	1,070	1,083	1,151	1,135	820	962	1,086	1,112	1,169		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend
 Over 100% School Capacity
 Under 70% School Capacity

Capacity Challenges:

- **Blackman MS** (Reside 26/27 to 30/31, Attend 27/28 to 30/31)
- **Christiana MS** (Reside 26/27 to 30/31, Attend 27/28 to 30/31)
- **Oakland MS** (Reside 26/27 to 30/31, Attend 27/28 to 28/29)
- **Poplar Hill MS** (Reside 28/29 to 30/31, Attend 28/29 to 30/31)
- **Rock Springs MS** (Reside 28/29 to 30/31, Attend 29/30 to 30/31)

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Main Takeaway: District wide middle schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (Middle School, P.1)

Rutherford County Schools Projections By School (Based on Student Reside)

* Assumes implementation of the currently approved 2026/27 MS Zones. Re-evaluation of middle school zones will happen winter 2025.

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Rockvale Middle 6th to 8th	1,470	Reside/Attend	1,359	1,493	1,551	1,598							-2.2%
		Reside	1,521	1,641	1,712	1,782	1,691	1,685	1,624	1,688	1,743		
		Attend	1,386	1,519	1,580	1,639	1,551	1,549	1,488	1,552	1,607		
Rocky Fork Middle 6th to 8th	1,075	Reside/Attend	722	789	838	844							+14.6%
		Reside	827	874	916	919	1,026	1,068	1,116	1,064	1,053		
		Attend	785	849	878	884	983	1,034	1,082	1,030	1,019		
Siegel Middle 6th to 8th	1,107	Reside/Attend	1,159	1,163	1,162	1,173							-9.1%
		Reside	1,300	1,305	1,305	1,290	1,156	1,196	1,175	1,179	1,172		
		Attend	1,186	1,190	1,191	1,211	1,087	1,099	1,080	1,084	1,077		
Smyrna Middle 6th to 8th	1,200	Reside/Attend	829	840	866	856							+33.5%
		Reside	916	925	947	922	1,076	1,186	1,252	1,264	1,231		
		Attend	869	876	901	879	1,025	1,141	1,207	1,219	1,186		
Stewarts Creek Middle 6th to 8th	1,077	Reside/Attend	944	970	992	1,034							+28.0%
		Reside	1,007	1,051	1,067	1,106	955	1,052	1,177	1,260	1,416		
		Attend	988	1,010	1,041	1,088	940	1,028	1,153	1,238	1,394		
Whitworth-Buchanan Middle 6th to 8th	1,075	Reside/Attend	746	758	739	757							-9.9%
		Reside	850	871	839	847	809	773	781	782	763		
		Attend	760	767	758	778	751	694	702	703	684		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

- **Rockvale MS** (Reside 26/27 to 30/31, Attend 27/28 to 30/31)
- **Rocky Fork MS** (Reside 28/29, Attend 28/29)
- **Siegel MS** (Reside 26/27 to 30/31, Attend No Issue)
- **Smyrna MS** (Reside 28/29 to 30/31, Attend 28/29 and 29/30)
- **Stewarts Creek MS** (Reside 28/29 to 30/31, Attend 28/29 to 30/31)

School Utilization Legend

	Over 100% School Capacity
	Under 70% School Capacity

Main Takeaway: District wide middle schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (High School, P.1)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Blackman High 9th to 12th	2,189	Reside/Attend	2,110	2,153	2,222	1,875							+35.2%
		Reside	2,476	2,464	2,521	2,115	2,118	2,213	2,349	2,614	2,859		
		Attend	2,184	2,228	2,295	2,158	2,126	2,181	2,337	2,602	2,855		
Eagleville High 9th to 12th	Shown at K-12 level	Reside/Attend	197	222	224	244							+12.1%
		Reside	207	229	232	265	266	265	275	291	297		
		Attend	329	340	340	357	362	358	368	376	382		
Holloway High 9th to 12th	325	Reside/Attend	2	3	1	0							0.0%
		Reside	2	3	1	0	0	0	0	0	0		
		Attend	121	121	121	104	102	102	106	108	110		
LaVergne High 9th to 12th	2,500	Reside/Attend	2,021	2,067	2,085	1,923							+4.5%
		Reside	2,117	2,156	2,173	2,024	1,865	1,895	1,905	1,981	2,116		
		Attend	2,062	2,098	2,115	1,965	1,789	1,837	1,847	1,923	2,063		
Oakland High 9th to 12th	2,500	Reside/Attend	1,747	1,737	1,670	1,707							+10.4%
		Reside	1,994	1,973	1,890	1,983	2,028	2,110	2,137	2,196	2,190		
		Attend	1,967	1,933	1,863	2,089	2,187	2,202	2,233	2,295	2,288		
Riverdale High 9th to 12th	2,500	Reside/Attend	1,979	2,067	2,216	1,943							+1.4%
		Reside	2,634	2,596	2,655	2,244	2,215	2,237	2,189	2,235	2,276		
		Attend	2,031	2,108	2,260	2,162	2,116	2,095	2,065	2,116	2,156		
Rockvale High 9th to 12th	2,204	Reside/Attend	1,848	1,941	2,000	1,823							+11.5%
		Reside	2,110	2,174	2,240	2,023	2,020	2,096	2,211	2,248	2,256		
		Attend	2,290	2,180	2,121	1,983	1,981	2,037	2,152	2,179	2,189		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend
 Over 100% School Capacity
 Under 70% School Capacity

Capacity Challenges:

- **Blackman HS** (Reside 27/28 to 30/31, Attend 28/29 to 30/31)
- **Rockvale HS** (Reside 28/29 to 30/31, Attend No Issue)

Main Takeaway: District wide high schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (High School, P.2)

Rutherford County Schools Projections By School (Based on Student Reside)

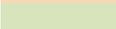
Market Forecast

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Siegel High 9th to 12th	2,049	Reside/Attend	1,789	1,773	1,797	1,632							+3.8%
		Reside	2,049	2,022	2,028	1,858	1,872	1,876	1,914	1,898	1,928		
		Attend	1,869	1,870	1,912	1,981	2,022	1,962	2,011	1,995	2,025		
Smyrna High 9th to 12th	2,500	Reside/Attend	2,139	2,174	2,195	2,124							+11.3%
		Reside	2,300	2,318	2,349	2,423	2,362	2,364	2,386	2,502	2,698		
		Attend	2,198	2,243	2,257	2,248	2,195	2,213	2,223	2,316	2,516		
Stewarts Creek High 9th to 12th	2,338	Reside/Attend	2,290	2,350	2,368	2,069							+36.9%
		Reside	2,454	2,513	2,506	2,206	2,288	2,355	2,495	2,778	3,020		
		Attend	2,393	2,443	2,455	2,309	2,339	2,453	2,593	2,872	3,114		
Blackman/Siegel High Dual Zone 9th to 12th		Reside/Attend	0	0	0	0							+25.6%
		Reside	0	0	0	355	354	384	421	430	446		
		Attend	0	0	0	0	0	0	0	0	0		
Eagleville/Rockvale High Dual Zone 9th to 12th		Reside/Attend	0	0	0	0							-9.1%
		Reside	0	0	0	33	31	37	37	34	30		
		Attend	0	0	0	0	0	0	0	0	0		
Riverdale/Oakland High Dual Zone 9th to 12th		Reside/Attend	0	0	0	0							-37.9%
		Reside	0	0	0	359	341	338	291	278	267		
		Attend	0	0	0	0	0	0	0	0	0		
Riverdale/Rockvale High Dual Zone 9th to 12th		Reside/Attend	0	0	0	0							-36.2%
		Reside	0	0	0	198	188	186	193	195	198		
		Attend	0	0	0	0	0	0	0	0	0		

Source: RSP & Associates, LLC – October 2025
 Note 1: Student Projections are based on the residence of the student.
 Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility
 Note 3: Transfers between Facilities are shown with Attend Projections
 Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)
 Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future
 Note 6: School capacity provided by the District
 Note 7: Reside is based on the student home address
 Note 8: Attend is based on which facility the student attends
 Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

- **Smyrna HS** (Reside 29/30 to 30/31, Attend 30/31)
- **Stewarts Creek HS** (Reside 27/28 to 30/31, Attend 26/27 to 30/31)

School Utilization Legend
 Over 100% School Capacity
 Under 70% School Capacity

Main Takeaway: District wide high schools are forecasted to remain under the total district capacity for the next five years.

Projections by Building (6-12 Signature)

Rutherford County Schools Projections By School (Based on Student Reside)

Market Forecast	School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change
				2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Siegel/Smyrna High Dual Zone 9th to 12th			Reside/Attend	0	0	0	0						+36.2%
			Reside	0	0	0	185	194	208	227	230	252	
			Attend	0	0	0	0	0	0	0	0	0	
Central Magnet School 6th to 12th	1,589		Reside/Attend	2	3	4	1						-100%
			Reside	2	3	4	1	0	0	0	0	0	
			Attend	1,210	1,212	1,222	1,222	1,213	1,238	1,230	1,236	1,244	
Daniel-McKee Alternative School 6th to 12th	120		Reside/Attend	0	0	1	0						0.0%
			Reside	0	0	1	0	0	0	0	0	0	
			Attend	64	58	35	86	73	74	82	84	81	
Smyrna West Alternative School 6th to 12th	152		Reside/Attend	0	0	0	0						0.0%
			Reside	0	0	0	0	0	0	0	0	0	
			Attend	81	70	44	63	52	68	73	81	79	
Eagleville Campus K-12th	1,336		Reside/Attend	670	715	736	771						+4.8%
			Reside	694	736	756	821	866	867	860	859	860	
			Attend	968	988	999	995	1,032	1,069	1,064	1,055	1,053	

Source: RSP & Associates, LLC – October 2025

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

Capacity Challenges:

No capacity challenges are forecasted to be experienced at the attend of schools shown above.

School Utilization Legend

- Over 100% School Capacity
- Under 70% School Capacity

Main Takeaway: District wide high schools are forecasted to remain under the total district capacity for the next five years.

Projections by Total Grade Level

Rutherford County Schools Projections By School (Based on Student Reside)

School	District Capacity	Enrollment Type (Past)	Past School Enrollment				Projections Based on Residence (1-5 years)					% of projected reside change	
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
ELEMENTARY SCHOOL TOTAL		Reside/Attend	16,289	16,524	16,199	16,138							
K to 5th	21,974	Reside	18,407	18,599	18,594	18,592	18,731	18,790	19,159	19,363	19,559	+5.2%	
		Attend	17,979	18,176	17,938	17,653	17,962	17,998	18,339	18,494	18,645		
MIDDLE SCHOOL TOTAL		Reside/Attend	11,692	12,066	12,403	12,537							
6th to 8th	14,829	Reside	12,841	13,207	13,589	13,766	14,424	15,078	15,606	15,617	15,727	+14.2%	
		Attend	12,158	12,517	12,879	12,987	13,683	14,337	14,867	14,880	14,990		
K to 8th SCHOOL TOTAL		Reside/Attend	1	1	4	8							
K to 8th	* 930	Reside	1	1	4	8	8	9	10	9	8	-	
		Attend	658	661	930	1,271	1,267	1,287	1,280	1,282	1,275		
HIGH SCHOOL TOTAL		Reside/Attend	16,122	16,487	16,778	15,340							
9th to 12th	19,105	Reside	18,343	18,448	18,595	18,271	18,142	18,564	19,030	19,910	20,833	+14.0%	
		Attend	17,444	17,564	17,739	17,356	17,031	17,439	17,934	18,781	19,697		
6th to 12th SCHOOL TOTAL		Reside/Attend	2	3	5	1							
6th to 12th	1,861	Reside	2	3	5	1	0	0	0	0	0	-	
		Attend	1,355	1,340	1,301	1,371	1,362	1,380	1,385	1,401	1,404		
DISTRICT TOTALS		Reside/Attend	44,106	45,081	45,389	44,024							
K to 12th	60,035	Reside	49,594	50,258	50,787	50,638	51,305	52,441	53,805	54,899	56,127	+10.8%	
		Attend	49,594	50,258	50,787	50,638	51,305	52,441	53,805	54,838	56,011		

Source: RSP & Associates, LLC – October 2025

Note 1: Student Projections are based on the residence of the student.

Note 2: The Enrollment Model is based on a Head count of students by Planning Area at each facility

Note 3: Transfers between Facilities are shown with Attend Projections

Note 4: The Enrollment Model assumes ES(K-5) MS(6-8) and HS (9-12)

Note 5: Each planning area is assigned the 2025/26 boundary for past and 2026/27 for future

Note 6: School capacity provided by the District

Note 7: Reside is based on the student home address

Note 8: Attend is based on which facility the student attends

Note 9: Res/Att (Reside/Attend) are the students who reside in the attendance area that they have chosen to attend

School Utilization Legend

Over 100% School Capacity

Under 70% School Capacity

* Capacities for American Classical Academy, Simon Springs community School, and Springs Empower Academy were not provided.

Observations:

- By 2030/31, attend enrollment is forecasted to utilize:
 - **84.9% of elementary capacity**
 - **101.1% of middle school capacity**
 - **103.1% of high school capacity**
- The K-8th and 6-12th special program schools pull students from the entire district and could be used to relieve over-capacity challenges
 - The K-8th row is missing some school capacity (see asterisk note)
- Elementary enrollment to capacity can adequately accommodate forecasted growth, but secondary challenges are likely to occur as **enrollment exceeds total capacity**.

Part 3 Conclusions

Main Takeaway Observations:

Enrollment at each level is forecasted to continue increasing over of the next five years:

+964 Elementary School (+5.2%)

+1,944 Middle School (+14.1%)

+2,561 High School (+14.0%)

+5,489 District (+10.8%)

RSP recommends beginning to discuss options and opportunities to address over-capacity challenges:

- **Elementary:** Adjustments *within existing inventory* for **Lascassas, Stewarts Creek, and Stewartsboro elementary school zones**
- **Middle School:** Adjustments *within existing inventory* and/or potential **need for additional MS capacity** for **Blackman, Christiana, Oakland, Poplar Hill, Rock Springs, Rockvale, Rocky Fork, Seigel, Smyrna, and Stewarts Creek middle school zones**
- **High School:** Adjustments *within existing inventory* and/or potential **need for additional HS capacity** for **Blackman, Rockvale, Smyrna, Stewarts Creek high school zones**

Conclusion of Section:

- Continuing to annually monitor the items in this report (live births, state policies, yield rates, building rates, etc.)
 - Recent natural disasters throughout the country (East Coast Hurricane, West Coast Forest Fires, etc.) may impact the speed and cost of building activity limiting the outlook of residential development projects
- RSP enrollment forecasting is based on the best-known information at the time
 - Recent economic indicators have been in-flux (interest rates, housing prices, supply chain)
 - Live birth data continues to be lower than it has been in the last decade which will impact future kindergarten enrollment
 - Potential changes to state or national policy with 2025 President Election may impact the enrollment outlook
- Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are “Regreening” and “Emerging”
 - The type of residential development and how affordable it is will determine the likely location and number of students
 - Utilizing current student density, count change visuals and potential developments, RSP has calculated the likely subdivision lifecycle for neighborhoods and their generation of students



Next Steps

Moving Forward

Next Steps

Key Considerations

Future Facility Planning: Functional Capacity

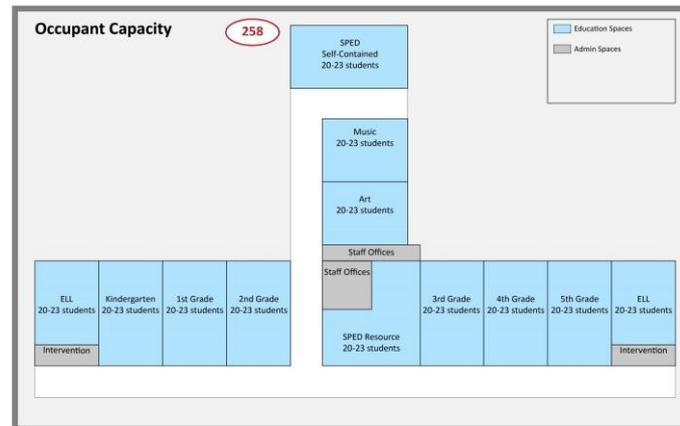
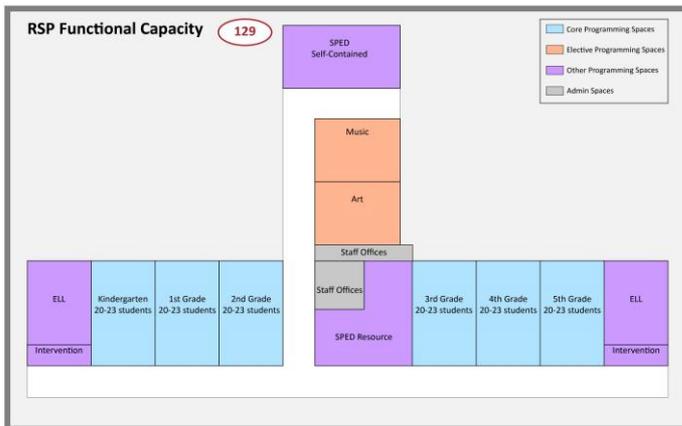
RSP completed a formal Capacity Analysis in 2022/23.

- ✓ **Functional Capacity** = number of students a building can **accommodate** by using a formula that considers educational programs, class size expectations, and building schedules. Ensures classrooms are categorized **the way they are used students and staff**.
 - ☐ Core
 - ☐ Elective
 - ☐ Other Programs
- ✓ RSP applied the district supplied Class Size ranges to all schools in the Capacity Analysis:

Early Childhood: Low=16 High=20	Elementary: Low=18 High=25	Middle School: Low=28 High=35	High School: Low=28 High=35
---------------------------------	----------------------------	-------------------------------	-----------------------------

Functional Capacities are fluid and should continue to be analyzed when considering future planning.

- ✓ Ideal building utilization is brick and mortar and between **75% and 90%** to allow for changing enrollment and program decisions specific to that building and student needs.
- ✓ 2030/31 attend is forecasted to utilize:
 - **84.9% of elementary capacity**
 - **90.2% of middle school capacity**
 - **97.3% of high school capacity**



Main Takeaway:

Future facility planning should continue to use functional capacities and plan for appropriate space that allows for student programming needs.

High School Capacity constraints remain the primary challenge to address over the next five years.

Future Facility Planning: Enrollment and Growth

Variables by Residing HS Zone <i>*includes Dual Zone re-assignment</i>	Capacity	Current Enrollment		Projected Enrollment			Housing Units			
	Total by Site Location	2025/26 K-12	Utiliz. % of Capacity	2030/31 K-12	Utiliz. % of Capacity	5-Year Change	5-Year Units Built	Existing Units	Potential Units	% of Potential Units
Blackman High	4,732	5,097	107.7%	6,200	131.0%	21.6%	2,219	16,657	3,226	8.1%
Eagleville High <i>(includes Rockvale/Eagleville Dual Zone)</i>	1,336	901	67.4%	890	66.6%	-1.2%	192	1,928	1,681	4.2%
LaVergne High	6,737	6,641	98.6%	7,072	105.0%	6.5%	1,268	12,697	2,655	6.7%
Oakland High <i>(includes Oakland/Riverdale Dual Zone)</i>	5,530	5,927	107.2%	5,673	102.6%	-4.3%	1,900	25,254	4,138	10.5%
Riverdale High	8,081	6,255	77.4%	6,421	79.5%	2.7%	2,107	20,415	5,846	14.8%
Rockvale High <i>(includes Rockvale/Riverdale Dual Zone)</i>	5,259	5,047	96.0%	5,720	108.8%	13.3%	2,889	17,431	5,385	13.6%
Siegel High <i>(includes Blackman/Siegel Dual Zone) (includes Smyrna/Siegel Dual Zone)</i>	4,821	5,814	120.6%	6,408	132.9%	10.2%	1,466	20,181	3,891	9.8%
Smyrna High	9,834	7,831	79.6%	8,311	84.5%	6.1%	1,304	18,124	2,437	6.2%
Stewarts Creek High	10,189	7,116	69.8%	9,422	92.5%	32.4%	3,159	13,099	10,326	26.1%
Other Program Schools	3,516	9		10						
Total:	60,035	50,638	84.3%	56,127	93.5%	10.8%	16,504	145,786	39,585	

Source: RSP and Rutherford County Schools

Understanding the Table: Table illustrates difference between **High School Zones** (Dual Zone assigned a primary school for table simplicity)

- Captures other key variables like **total capacity, current enrollment, projected Year 5 enrollment, and housing potential**

KEY CONSIDERATIONS:

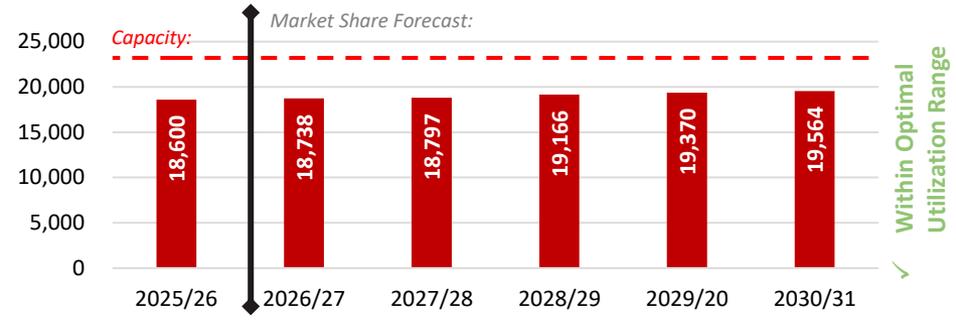
- Growth is forecasted to be greatest in **Stewarts Creek Zone – more capacity or re-zoning in this area (+32.4% growth)**
 - Areas with **high new housing potential** (Stewarts Creek, Riverdale, Rockvale) align with projected enrollment growth.
 - Oakland and Eagleville are projected to be more stable in enrollment. This creates opportunities to redistribute enrollment from overcrowded areas to underutilized ones.
- There is **adequate capacity district-wide** meaning solutions could be identified *within existing inventory* (93.5% in 2030/31)
 - There is flexibility to **sequence capital projects**, focusing on targeted expansions or modernizations rather than new builds immediately.
 - The Board may wish to **simplify or clarify dual zone assignments** as part of boundary or program realignment.
 - A **feeder alignment** may be possible with review of middle and elementary zones once high school zones are solidified.

Discussion Starters for the Board

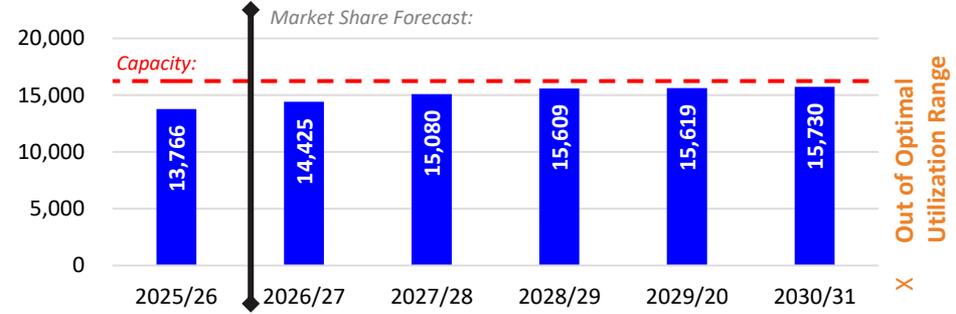
Starting Thoughts...

1. How should the district **prioritize investments** between high-growth and over-capacity areas?
2. Should we **re-zone boundaries** or **adjust program placements** to better balance utilization?
3. Is it time to begin planning for **new capacity in the Stewarts Creek corridor**?
4. How does **land acquisition** play a role in facility planning decisions?
5. What **community communication strategies** should accompany boundary or facility changes?

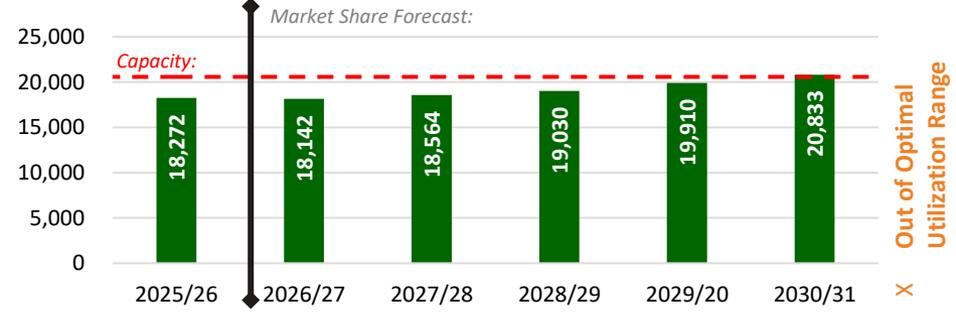
Elementary (K-5): Enrollment + Capacity



Middle School (6-8): Enrollment + Capacity



High School (9-12): Enrollment + Capacity



Source: RSP & Associates, LLC – October 2025
 Note: Enrollment is by grade level. Capacity is by grade level. Signature schools with other grade configurations (K-8, K-12, 6-12) are distributed by numbers of grades into the Elementary, Middle School, and High Schools totals.

Next Steps

An overview of what key results may drive future District and Board actions for the district.

Annually Review and Update Projected Enrollment Outlook

- ❑ The District is forecasted to experience increase of about 5,489 students in five years (10.8% change).
- ❑ Continued evaluation of enrollment will ensure future student population's needs are met by the District.

ACTION: Review enrollment outlook for the 2026/27 school year

Analyze the Functional Capacity of Buildings and Integrate the 5-Year Plan

- ❑ Ensure capacity updates continue to plan for student programming and facility needs to highlight unknown challenges at this time
- ❑ Future facility plan should address:
 - ✓ Opening of new Poplar Middle in 2026/27
 - ✓ Consider adjustments to elementary zones for feeder alignment
 - ✓ Consider facility planning for secondary capacity challenges

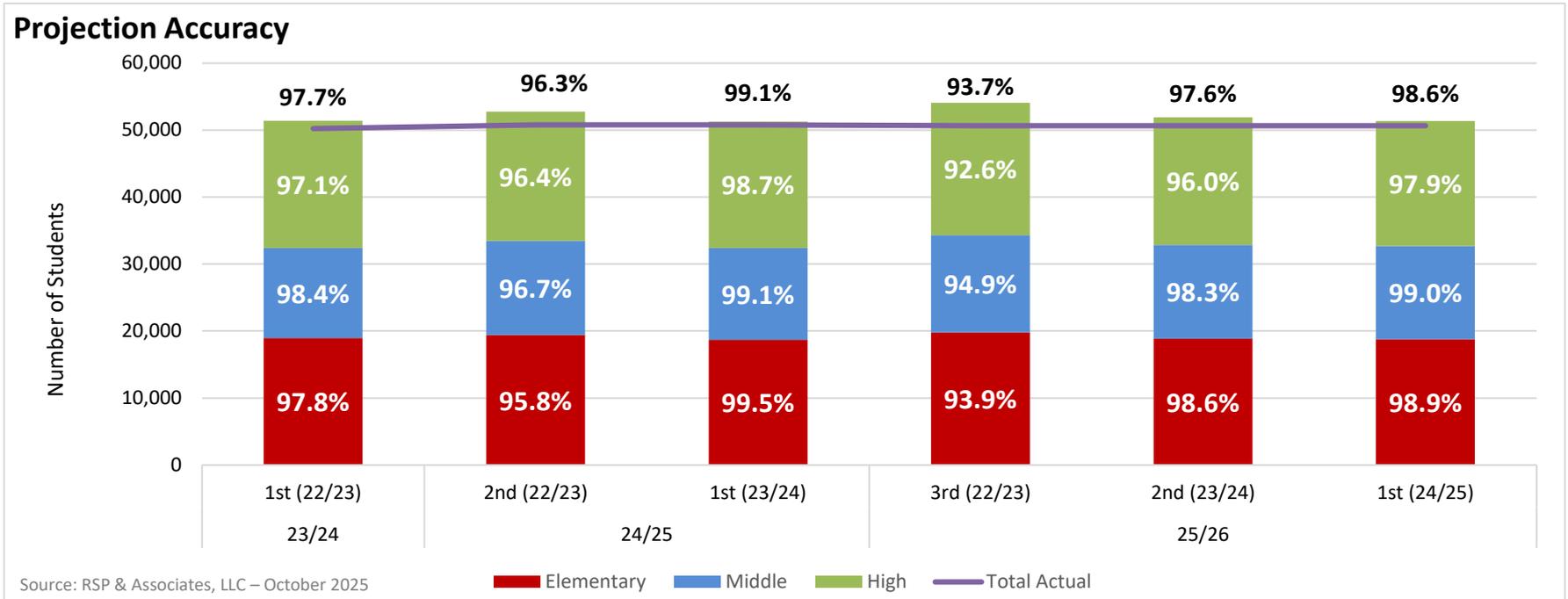
ACTION: Create a 5-Year Facility Plan that can be used to inform decisions



Appendix

Additional Student Analysis Maps

Projection Accuracy Over Time



Observations:

- Understanding the Graph: For each school year, represented at the bottom of the chart, there were up to 3 projections made:
 - 1st Year projections represent the projections made in the previous year
 - 3rd Year projections represent the projections made 3 years ago
- Projections tend to be more accurate as they get closer to the year that they are projecting
 - Example: 3rd Year projections had an accuracy of 93.7% while 1st Year projections average an accuracy of 98.5%

Main Takeaway: The 2024/25 Enrollment Analysis projection for 2025/26 was **98.6% accurate**

- Projections were most accurate at the middle school level (99.0%) and least accurate at the high school level (97.9%).
- The lower statistical accuracy this year can likely be attributed to unprecedented enrollment decrease (statistical anomaly) at the high school level – some contributing factors may include the low student in-migration at the high school level.

Demographic Summary



Population

Percent Change of Annual Rate

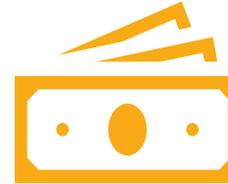
- 2000 to 2010: 3.73%
- 2010 to 2020: 2.66%
- 2020 to 2025: 2.25%
- 2025 to 2030: 1.93%



Housing

Percent Change of Annual Rate of Housing Inventory

- 2000 to 2010: 3.84%
- 2010 to 2020: 2.45%
- 2020 to 2025: 2.43%
- 2025 to 2030: 2.04%



Income

Median Household Income Forecasted Percent Change

- 2025: \$87,471
- 2030: \$99,827
- 2025 to 2030: 2.68%



Workforce

Unemployment Rate

- 3.4% unemployment
- 9,174 Businesses
- 125,320 Employees

Source: US Census BAO and ESRI

Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Observations:

- The population has been increasing, but is forecasted to slow down slightly over the next five years
- The increase in housing is expected to slow slightly but still be above a 2% growth rate the next five years
- Median Household Income has increased in the district and is expected to almost surpass \$100K
- The unemployment rate is lower than the State of Tennessee

Demographic Comparative Analysis

General Demographics	Rutherford County Schools	Metropolitan Nashville Public School District	Murfreesboro City Schools	Williamson County School District	City of Smyrna	City of La Vergne	State of Tennessee
Unemployment Rate	3.4%	3.6%	3.4%	2.1%	4.6%	4.3%	4.2%
Average Household Size	2.66	2.29	2.35	2.94	2.71	3.06	2.43
Median Age	35.3	35.1	32.8	40.4	36.3	33.4	39.8
Total Population	381,647	757,773	95,363	234,506	62,227	41,705	7,245,884
Median Household Income	\$87,471	\$84,450	\$71,460	\$154,330	\$85,001	\$80,416	\$72,259
Total Housing Units	147,956	357,504	41,055	82,674	23,910	13,997	3,230,934
Owner Occupied Housing	91,947	162,863	17,240	67,703	13,986	10,008	1,952,487
Renter Occupied Housing	49,361	157,667	21,491	11,952	8,904	3,610	970,224
Vacancy Rate	4.5%	10.3%	5.7%	3.7%	4.3%	2.7%	9.5%

Race/Ethnicity Demographics	Rutherford County Schools	Metropolitan Nashville Public School District	Murfreesboro City Schools	Williamson County School District	City of Smyrna	City of La Vergne	State of Tennessee
White	61.7%	53.9%	57.5%	81.8%	54.7%	38.4%	70.0%
Black	16.2%	23.6%	21.8%	3.1%	15.9%	25.9%	15.4%
American Indian/Alaskan	0.2%	0.2%	0.3%	0.2%	0.2%	0.2%	0.2%
Asian	4.0%	3.9%	3.5%	5.8%	5.9%	4.1%	2.1%
Pacific Islander	0.1%	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%
Other Race	0.5%	0.5%	0.6%	0.4%	0.4%	0.6%	0.3%
Two or More Races	4.8%	4.0%	4.9%	3.9%	4.6%	4.0%	4.2%
Hispanic	12.4%	14.0%	11.3%	4.8%	18.2%	26.7%	7.7%

Source: U.S. Census, ESRI BAO

Notes:

- Unemployment rate is lower than the State of Tennessee
- The District has the 4th largest average household size when comparing surrounding areas
- The District has the 4th oldest median age when comparing surrounding areas

Census Demographic Overview



POPULATION TRENDS AND KEY INDICATORS

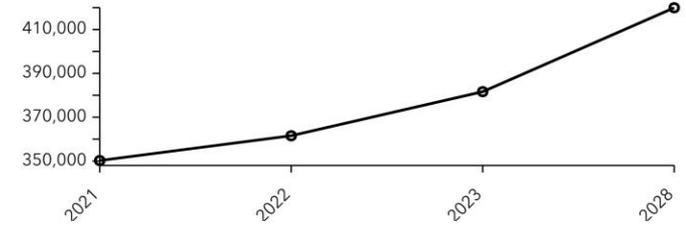
Rutherford County
Area: 624.09 square miles

381,647	141,308	2.66	35.3	\$87,471	\$429,315	83	80	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

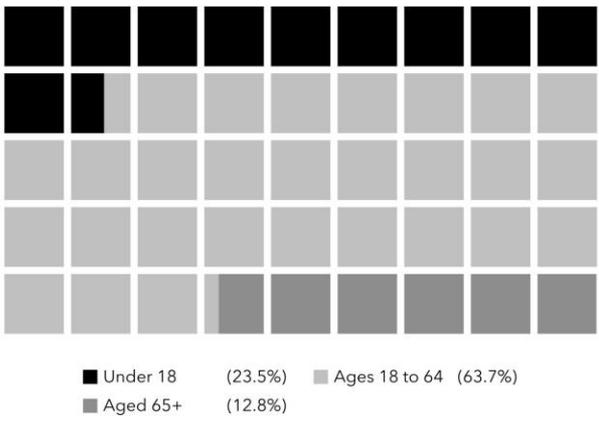
MORTGAGE INDICATORS



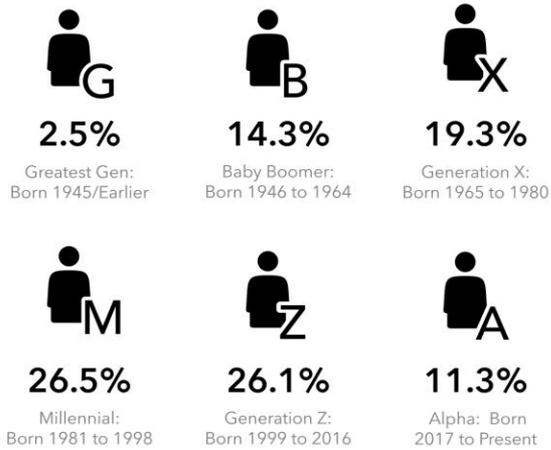
Historical Trends: Population



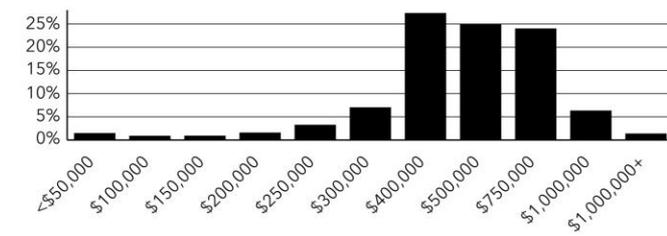
POPULATION BY AGE



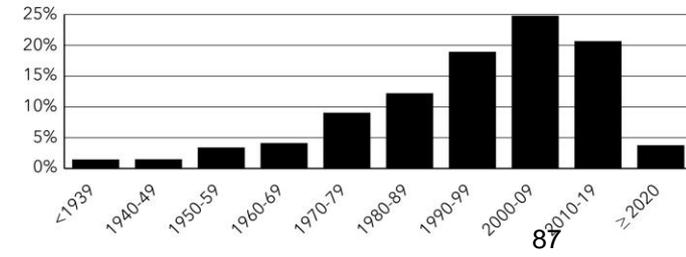
POPULATION BY GENERATION



Home Value



Housing: Year Built



esri | THE SCIENCE OF WHERE | Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

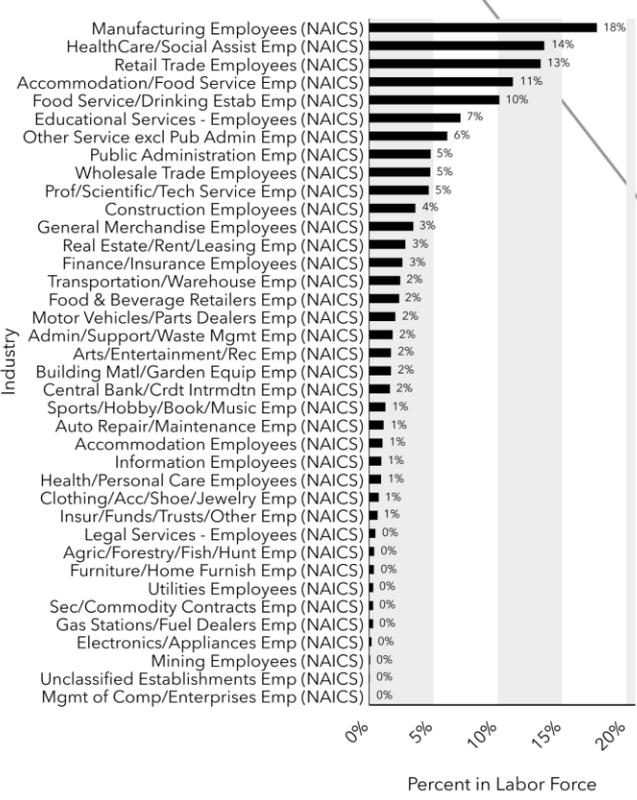
Source: US Census BAO and ESRI
Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Census Employment Outlook

Economic Development Profile

Rutherford
 Area: 624.09 square miles

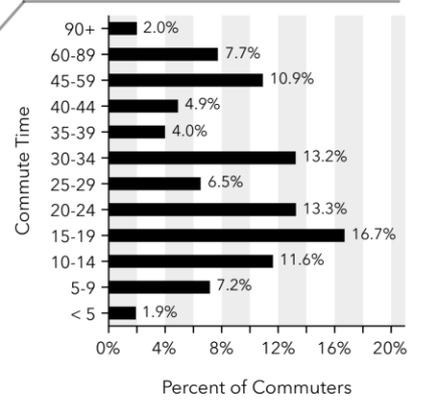
2024 The North American Industry Classification System (NAICS)



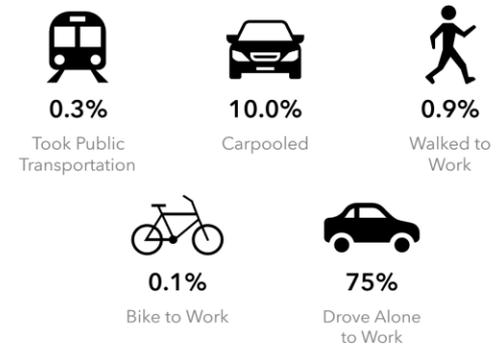
Workforce Overview



Commute Time: Minutes



Transportation to Work



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

Source: US Census BAO and ESRI
 Note: Demographic information includes all persons residing in the school district boundary (not just student data)

Student Retention Analysis

2018/19 Retention Snapshot (Visual 1)

- Table represents the 2018/19 student data and illustrates the student change by year for the students who were attending in 2014/15
- From 2018/19 to 2025/26 the district has retained 68% of students (K-12)
- The 2018/19 Kdg class has decreased by 1,379 students from 2018/19 to 2025/26 (-47%)
- Currently, there are 4,355 11th grade students meaning 2,806 (64%) of those students were new to the district after 2018/19

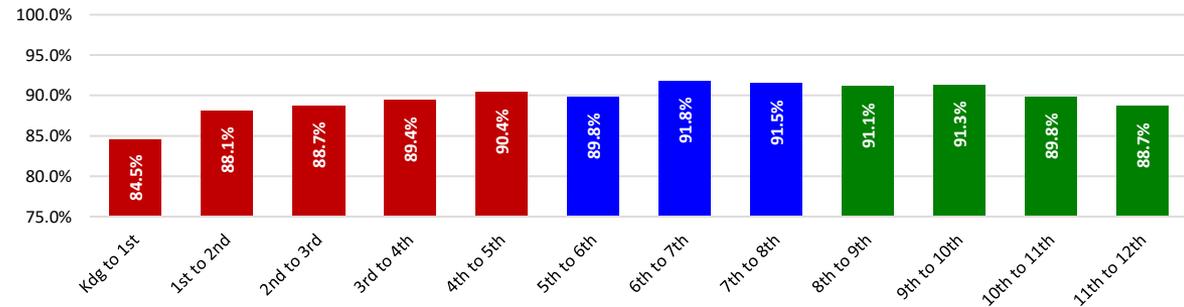
2018/19 Student Data Retention Analysis

Grade		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Grade Change	Starting Enrollment	Percent Change	From	To
Starting	Ending	2018/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26				Kdg	1st
Kdg	7th	-556	-272	-186	-113	-78	-113	-61	-1,379	2,928	-47.1%	1st	2nd
1st	8th	-339	-252	-194	-111	-109	-78	-73	-1,156	2,725	-42.4%	2nd	3rd
2nd	9th	-312	-260	-207	-158	-88	-85	-89	-1,199	2,801	-42.8%	3rd	4th
3rd	10th	-317	-247	-194	-108	-87	-105	-101	-1,159	2,846	-40.7%	4th	5th
4th	11th	-275	-259	-157	-106	-95	-87	-119	-1,098	2,795	-39.3%	5th	6th
5th	12th	-310	-221	-190	-144	-106	-124	-137	-1,232	3,099	-39.8%	6th	7th
6th	12th	-279	-250	-266	-142	-148	-193		-1,278	3,633	-35.2%	7th	8th
7th	12th	-395	-300	-310	-223	-290			-1,518	4,375	-34.7%	8th	9th
8th	12th	-371	-231	-351	-270				-1,223	4,157	-29.4%	9th	10th
9th	12th	-344	-272	-263					-879	4,077	-21.6%	10th	11th
10th	12th	-394	-282						-676	3,977	-17.0%	11th	12th
11th	12th	-439							-439	3,903	-11.2%		
All Grade Change		-4,331	-2,846	-2,318	-1,375	-1,001	-785	-580	-13,236	41,316	-32.0%		
K-11 % Change		-10.5%	-6.9%	-5.6%	-3.3%	-2.4%	-1.9%	-1.4%	-32.0%				
K-11 Enrollment		41,316	41,316	41,316	41,316	41,316	41,316	41,316					

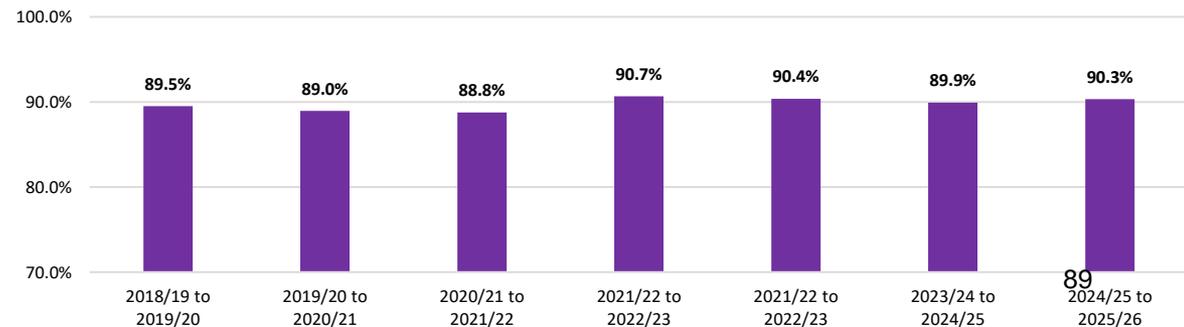
Source: Rutherford County Schools Student Data and RSP

Note: See Legend Color Code for grade change. Starting and ending year is key to see how each grade retained enrollment year to year.

Visual 2: Average Cohort Retention by Grade Cohort



Visual 3: Retention Rate Over Time (All Grades, Year 1 to Year 2)



Average Retention (Visual 2)

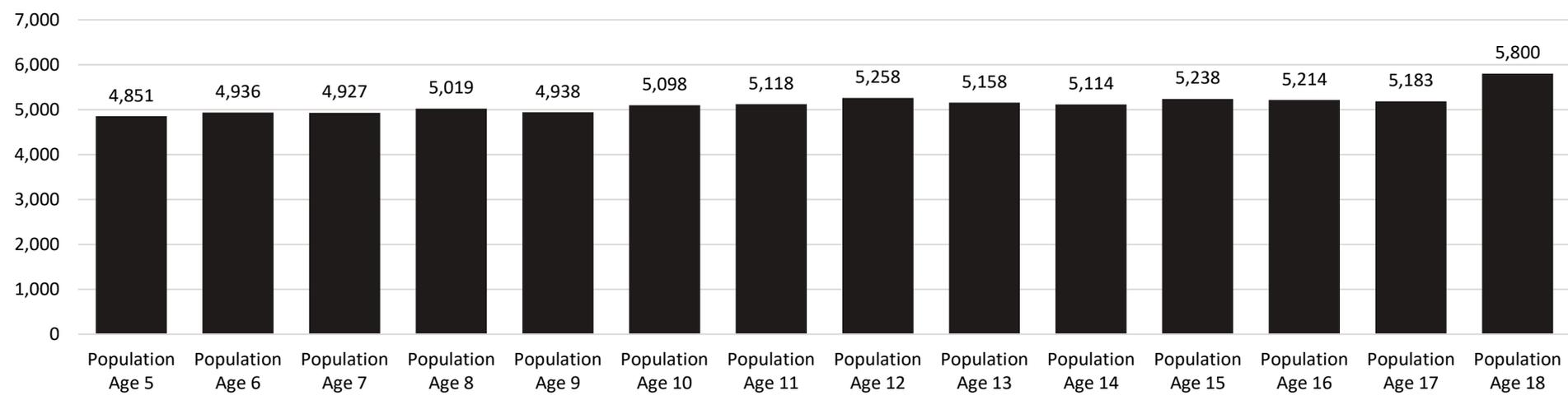
- Table represents the average student retention starting in 2014/15 (10 years of data) (tracked by **Student IDs**)
- On average, RCS retains 89.6% of their student body year to year
- Retention is greatest at the middle school level and lowest at the elementary level

Retention Over Time (Visual 3)

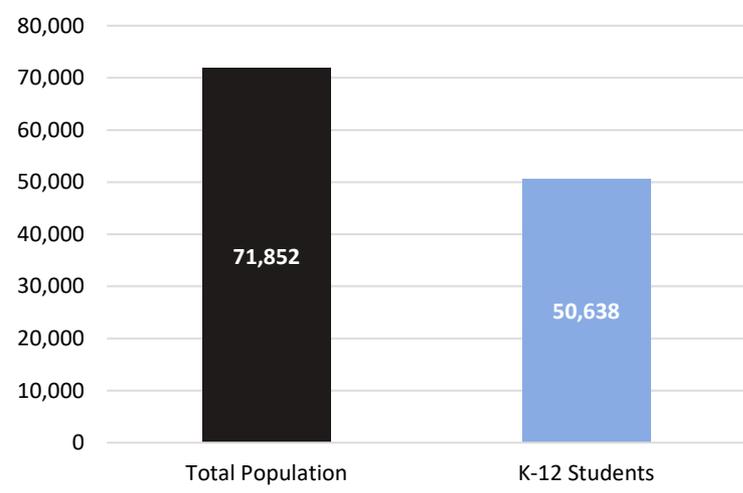
- 2020/21 to 2021/22 saw the lowest year to year retention of students (88.8%)
- Last year to this year, 90.3% of students were retained which is higher than the average

2025 Student Age Population (Ages 5 to 18)

Potential Student Age Population (2024 Estimates):



Age 5-18 Population V.S. K-12 Enrollment



Disclaimer: Population by age does not directly align with specific grade levels. This data represents a general estimate of the student-age population, not actual school enrollment figures.

Observations:

- The census estimates 71,852 people age 5 to 18 reside in the school district boundary in 2025. 2025/26 K-12 enrollment is 50,638 students – approximately **71% of the census estimated population.**
- There is likely an adjustment between persons living in the district that attend other school options: Private/Parochial, Out of District, Murfreesboro City Schools, non-RCS Charters, etc.
- The larger Age-18 population could also be influenced by college-age population.
- Continued use of age-based population vs. enrollment comparisons will be helpful in projecting future yield rates and determining when/where shifts may occur.
- There is a lower population in younger ages which correlates with demographic trends and limits future elementary (Kdg) enrollment.

Source: US Census BAO and ESRI, 2025 July Estimates, Rutherford County Schools, and RSP

Birth Rate Information

Rutherford County Live Births and Kindergarteners 5 Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2013	3,742			2018/19	2,928	78.2%
2014	4,001	259	6.9%	2019/20	2,926	73.1%
2015	3,958	-43	-1.1%	2020/21	2,697	68.1%
2016	4,129	171	4.3%	2021/22	2,922	70.8%
2017	4,030	-99	-2.4%	2022/23	2,980	73.9%
2018	4,146	116	2.9%	2023/24	2,870	69.2%
2019	4,230	84	2.0%	2024/25	2,938	69.5%
2020	4,092	-138	-3.3%	2025/26	2,798	68.4%
2021	4,277	185	4.5%	2026/27	2,924	3,163
2022	4,544	267	6.2%	2027/28	3,107	3,360
2023	4,645	101	2.2%	2028/29	3,176	3,435
2024	4,674	29	0.6%	2028/30	3,196	3,456
3-Year Average	4,621.0	132				
3-Year Weighted Average	4,642.7	92.7				

 Low Range
 High Range

Observations

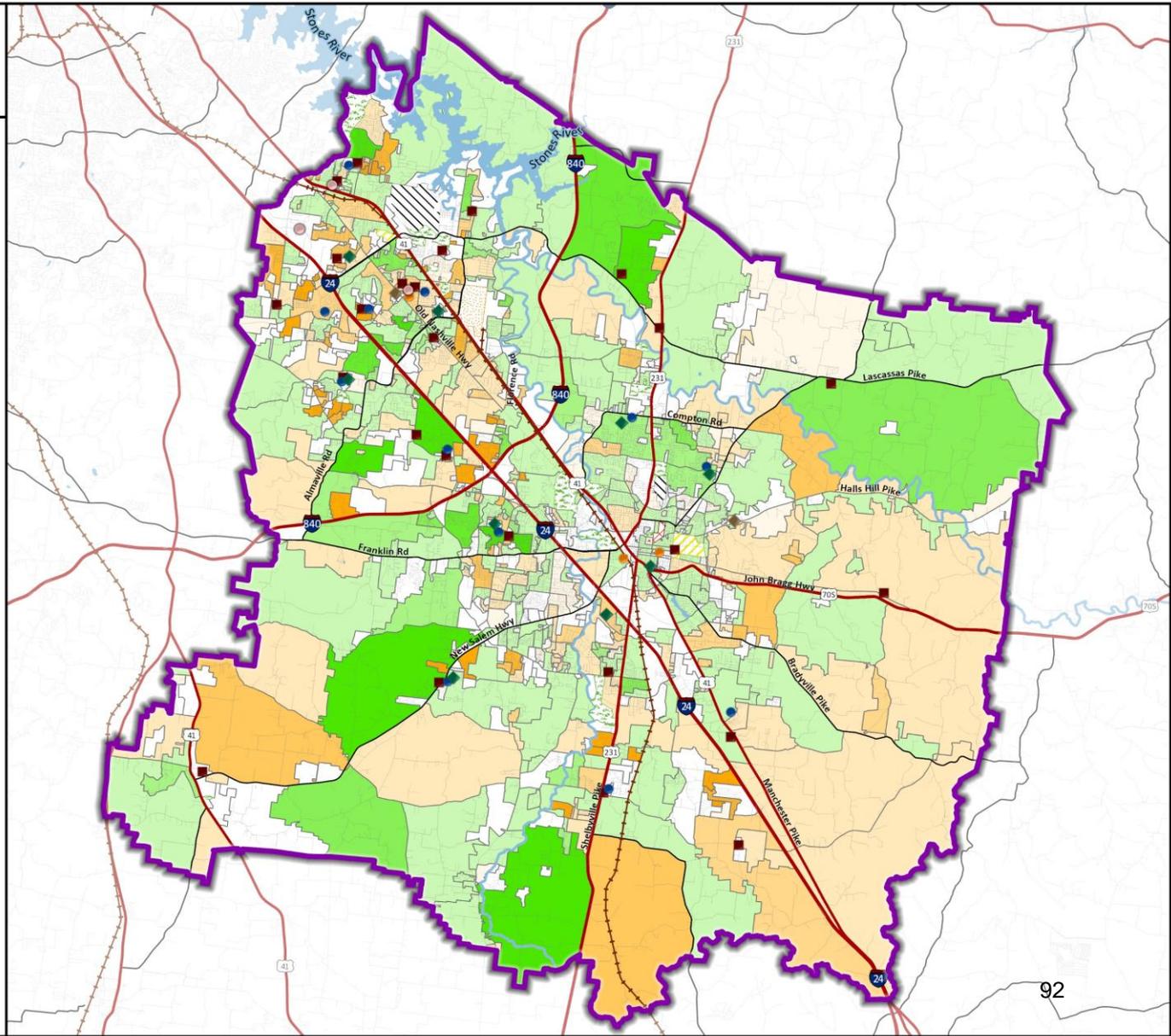
- Tracks the number of live births and the corresponding number of kindergarten students in five years later
- The number of live births has been increasing – the 3-year average is an increased of +132 live births per year
- The district enrollment 68% to 78% of county live births enrolled in kindergarten five years later
- The market share has decreased to less than 70% for the past three years illustrating the smaller Kdg classes recently enrollment
- Based on this variable and the range of market share, the kindergarten classes moving forward are forecasted to be between:
 - 2,924 to 3,196 students on the low end
 - 3,163 to 3,456 students on the high end
 - Market Share decline impacts the future kindergarten projected enrollment

Main Takeaway: The decrease in market share percentages can potentially result in smaller kindergarten classes. To keep similar or greater enrollment, the district will need to experience an increase in the market share of future kindergarten students. RSP recommends continuing to monitor this variable for more understanding on demographic trends as propensity of county live births enrolling in the District.

Elementary Student Count Change Map

RCS
Rutherford County Schools
Student Count Change from 2021/22 to 2025/26 in Grades K-5

- Legend**
- District Boundary
 - Elementary Schools
 - Middle Schools
 - High Schools
 - Magnet Schools
 - Alternative Schools
 - Charter Schools
 - Airport
 - Cemetery
 - College
 - Nissan Plant
 - Parks and Golf Course
- Decrease in Students** **Increase in Students**



Count Change is the number of students in 2025/26 subtracted by the number in 2021/22 in each Planning Area.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

Middle School Student Count Change Map



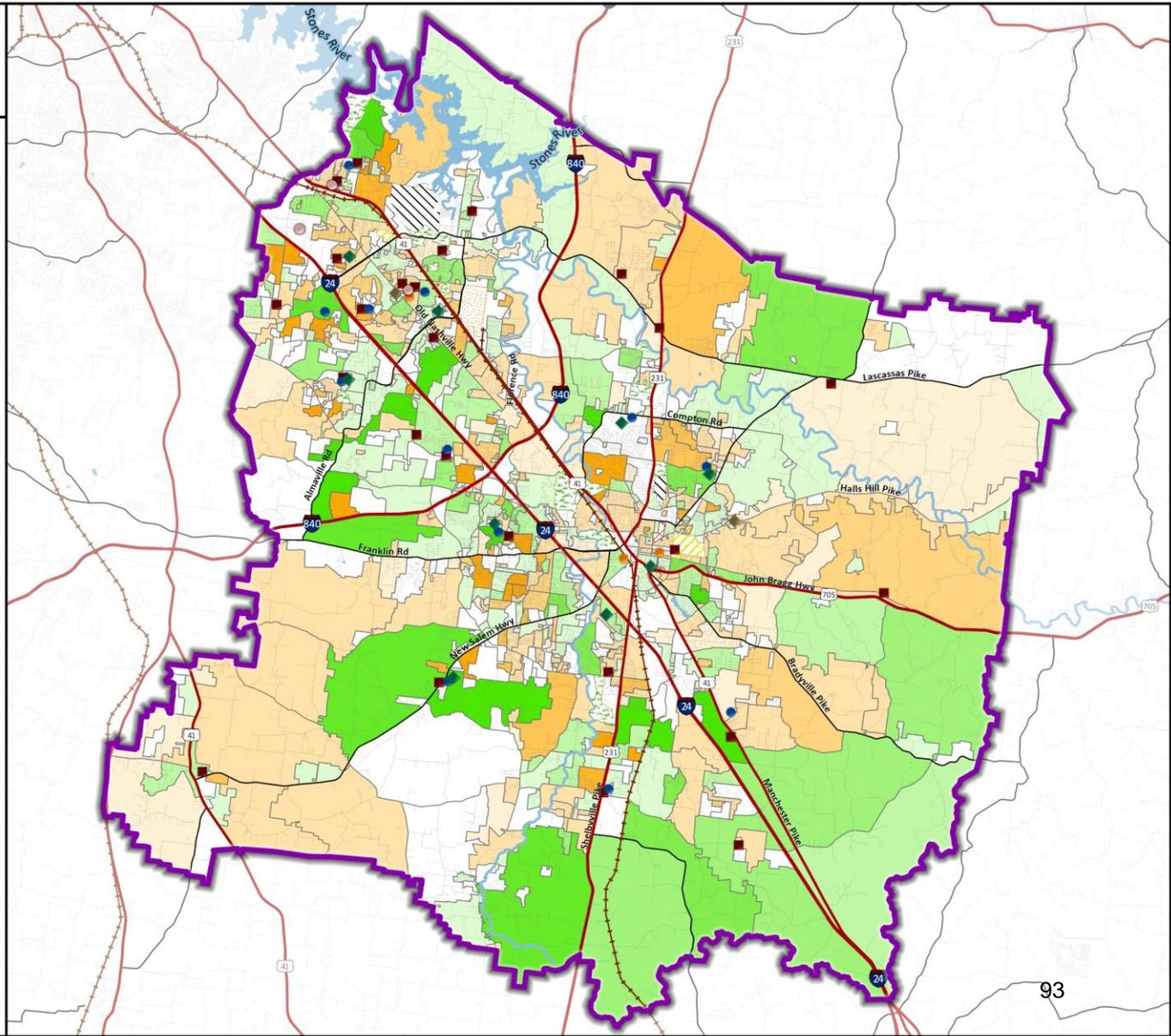
**Student Count Change from
2021/22 to 2025/26 in Grades 6-8**

Rutherford
County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Decrease in Students Increase in Students



Count Change is the number of students in 2025/26 subtracted by the number in 2021/22 in each Planning Area.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



High School Student Count Change Map



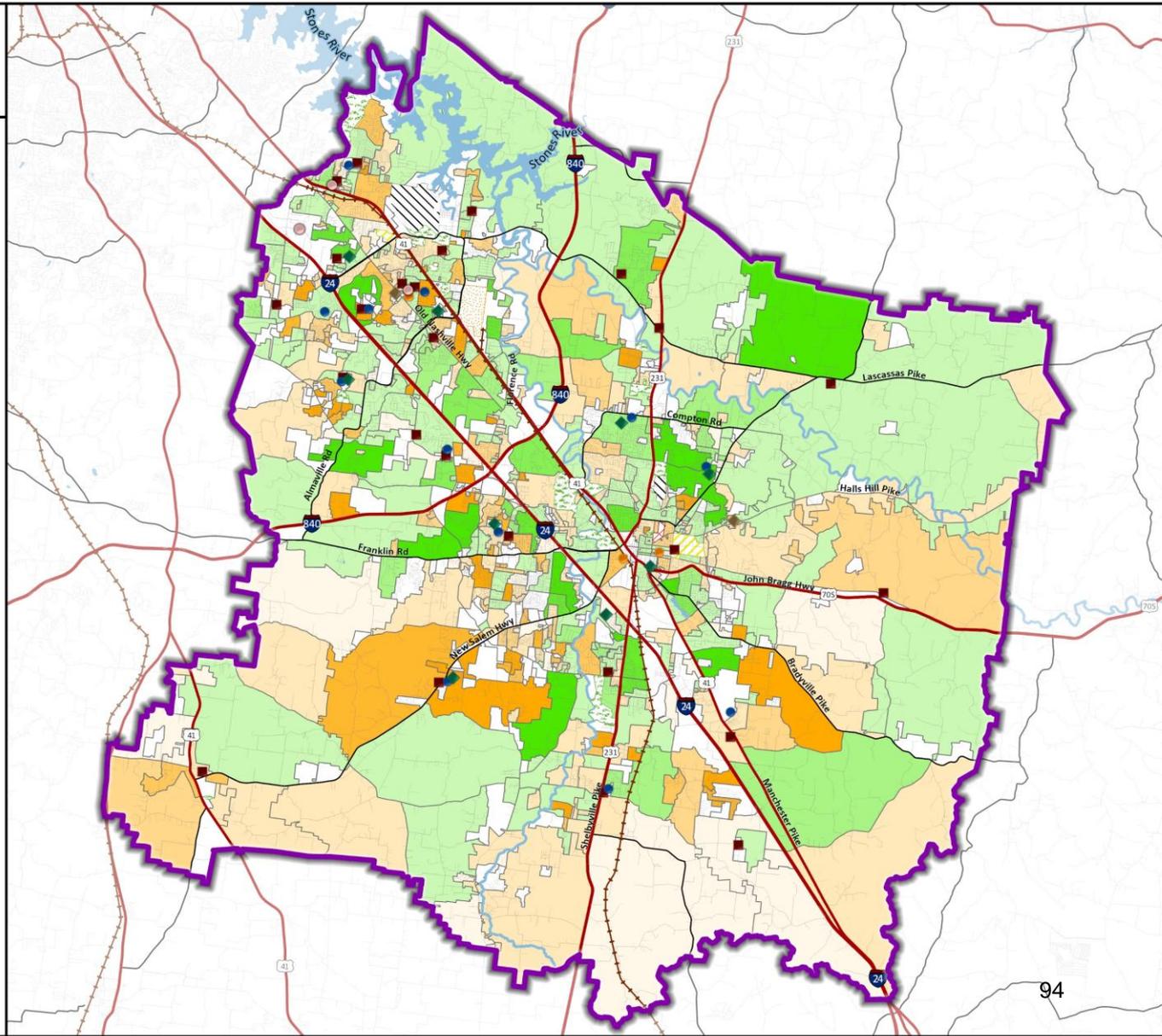
**Student Count Change from
2021/22 to 2025/26 in Grades 9-12**

Rutherford
County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Decrease in Students Increase in Students



Count Change is the number of students in 2025/26 subtracted by the number in 2021/22 in each Planning Area.



0 2.5 5 Miles



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Elementary Student Heat Density Map

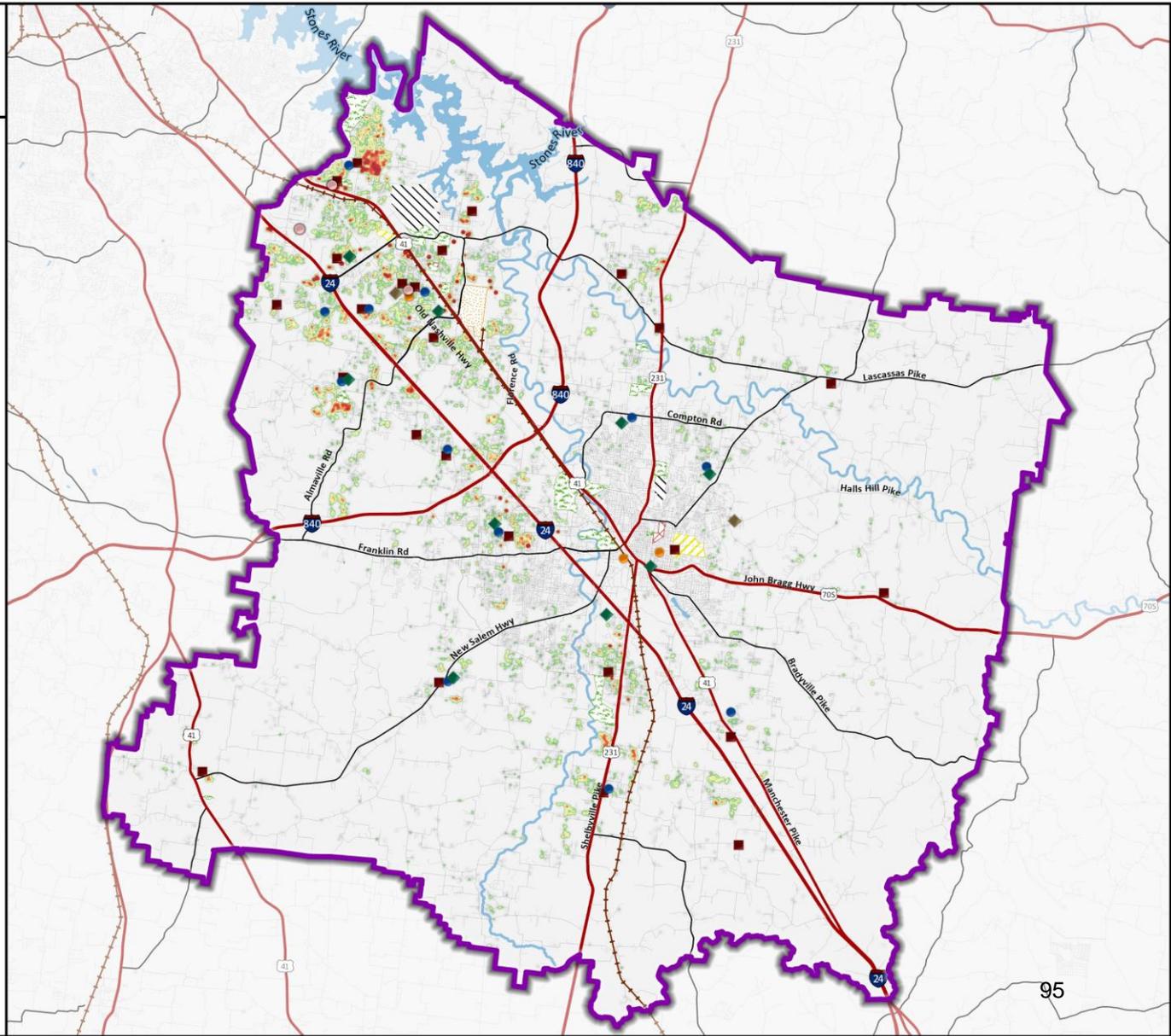
RCS
Rutherford County Schools
Student "Heat" Density in 2025/26 in Grades K-5

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Student Density

Low Density to High Density



Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

Middle School Student Heat Density Map

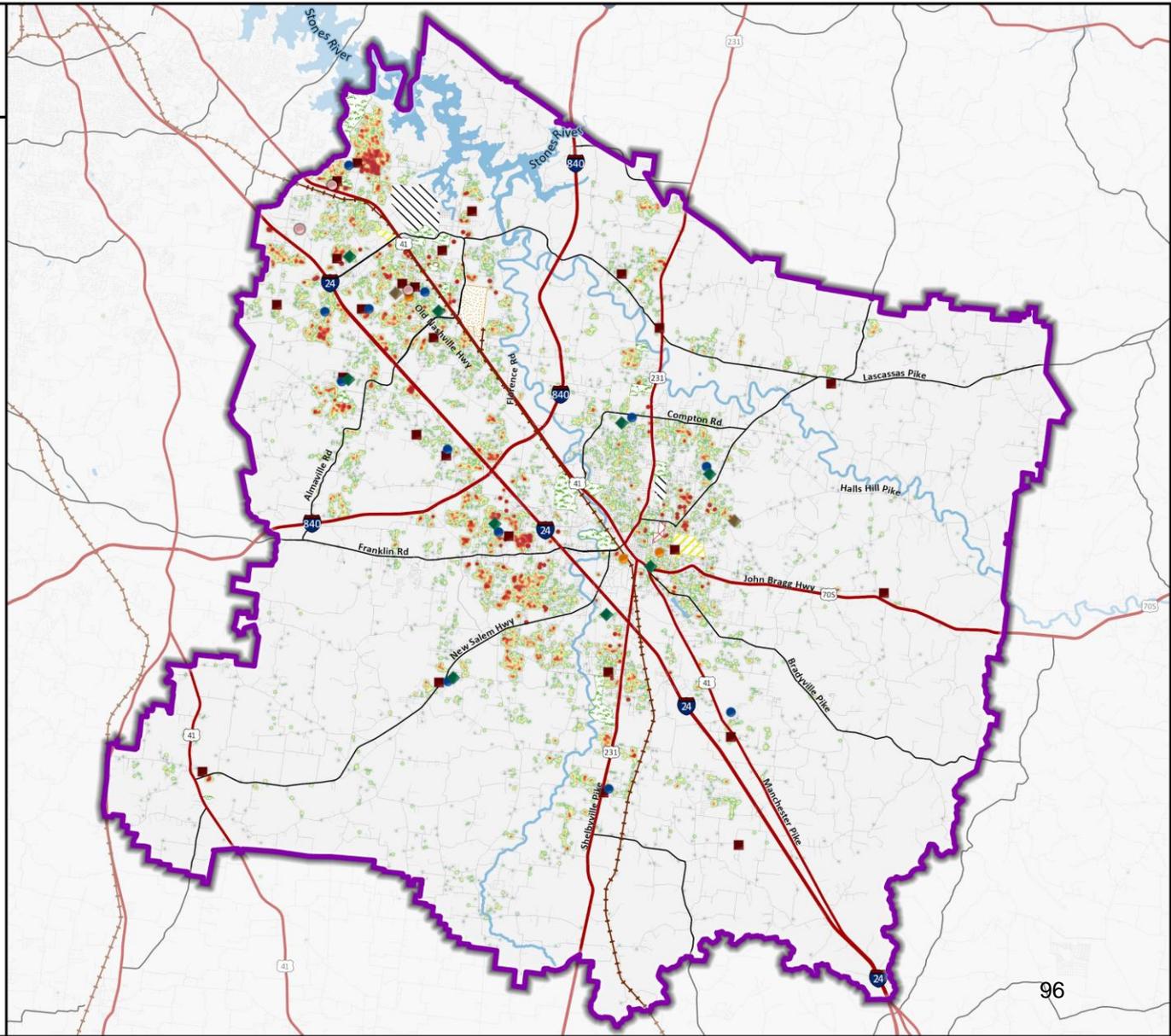
RCS
Rutherford County Schools
Student "Heat" Density in 2025/26
in Grades 6-8

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Student Density

Low Density to High Density



Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
 Map created by RSP & Associates in October 2025.

High School Student Heat Density Map



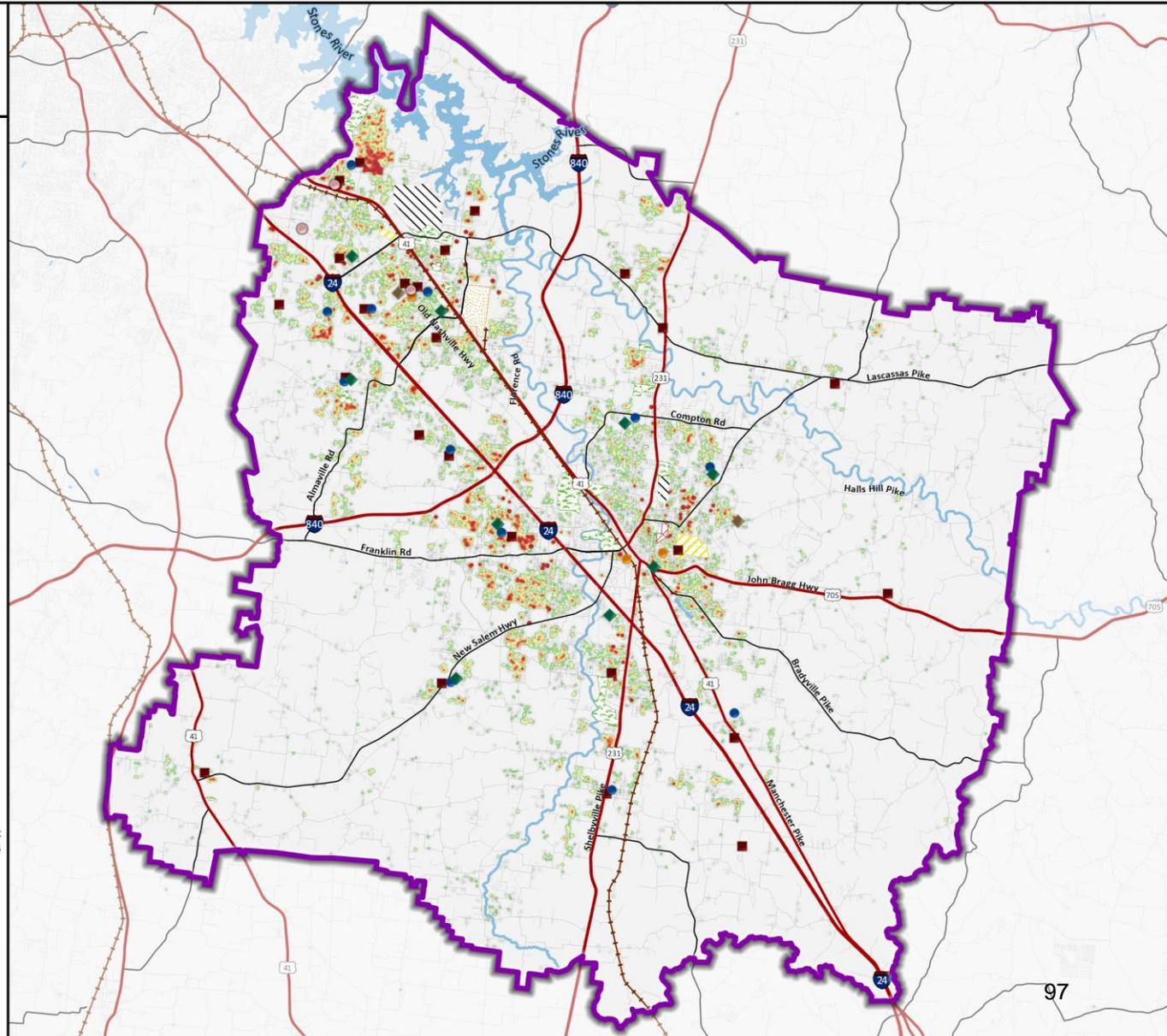
Student "Heat" Density in 2025/26 in Grades 9-12

Rutherford
County Schools

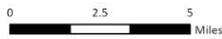
Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Student Density



Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Secondary Intra-District Transfers

MS Transfers	Attend																	Total Movement			
	Blackman MS	Christiana MS	Eagleville MS	LaVergne MS	Oakland MS	Rock Springs MS	Rockvale MS	Rocky Fork MS	Siegel MS	Smyrna MS	Stewarts Creek MS	Whitworth-Buchanan MS	Central Magnet (MS)	Thurman Francis Arts (MS)	American Classical (MS)	Simon Springs (MS)	Springs Empower (MS)		Daniel-McKee Alt. (MS)	Smyrna West Alt. (MS)	Out Total
Reside																					
Blackman MS																					170
Christiana MS	11		15	1	5		20	1	4	1	4	8	57	12							143
Eagleville MS	1						1					3			1						8
LaVergne MS					1	5		12	1	8	6	1	3	21	14	2	5			3	82
Oakland MS	7	1		1			1		19	1	5	3	72	8	2	1	1	5			127
Rock Springs MS				2			2	6		1	8		9	50	11	1	1			4	95
Rockvale MS	11	15	44		4	1		3	4		6	7	65	20	3					1	184
Rocky Fork MS	1	1		6	1	6			2	6	4		8	30	2	2	1			5	75
Siegel MS	2				16	1	1	1			2	1	70	18	1	2				2	117
Smyrna MS				5	1	6			3		3		4	32	5		5			2	66
Stewarts Creek MS	1	1				2	2	8	1	1			20	35			1				72
Whitworth-Buchanan MS	6	3	1		33		4		3	2	2		29	3				1	3		90
Central Magnet (MS)																					0
Thurman Francis Arts (MS)																					0
American Classical (MS)																					0
Simon Springs (MS)																					0
Springs Empower (MS)																					0
Daniel-McKee Alt. (MS)																					0
Smyrna West Alt. (MS)																					0
In Total	40	24	67	15	64	23	41	40	38	23	54	21	423	255	42	11	16	16	16	1,229	0

HS Transfers	Attend																	Total Movement
	Blackman HS	Eagleville HS	Holloway HS	LaVergne HS	Oakland HS	Riverdale HS	Rockvale HS	Siegel HS	Smyrna HS	Stewarts Creek HS	Central Magnet (HS)	Daniel-McKee Alt. (HS)	Smyrna West Alt. (HS)	Out Total				
Reside																		
Blackman HS																		
Eagleville HS	13																	
Holloway HS																		
LaVergne HS																		
Oakland HS	2		3		17					4	22	19	20		14			
Riverdale HS	4	1	23	1		14	2	78	1	5	120	26	1					
Rockvale HS	18	31	24	3	46		13	12	7	5	123	18	1					
Siegel HS	21	48	5		11	10		9	1	11	74	9	1					
Smyrna HS	5	2	10	1	45	7	4		1	6	138	7						
Stewarts Creek HS	4		4	9	29	2	2	7		177	52	1	12					
Central Magnet (HS)	9	2	24	16		1	3	15		64	3							
Daniel-McKee Alt. (HS)	201	1	6		2	2	1	122	4	3	10	3						
Smyrna West Alt. (HS)																		
In Total	283	113	104	42	382	219	160	349	124	240	798	70	47	2,931	0	0	0	

Source: Rutherford County Schools and RSP

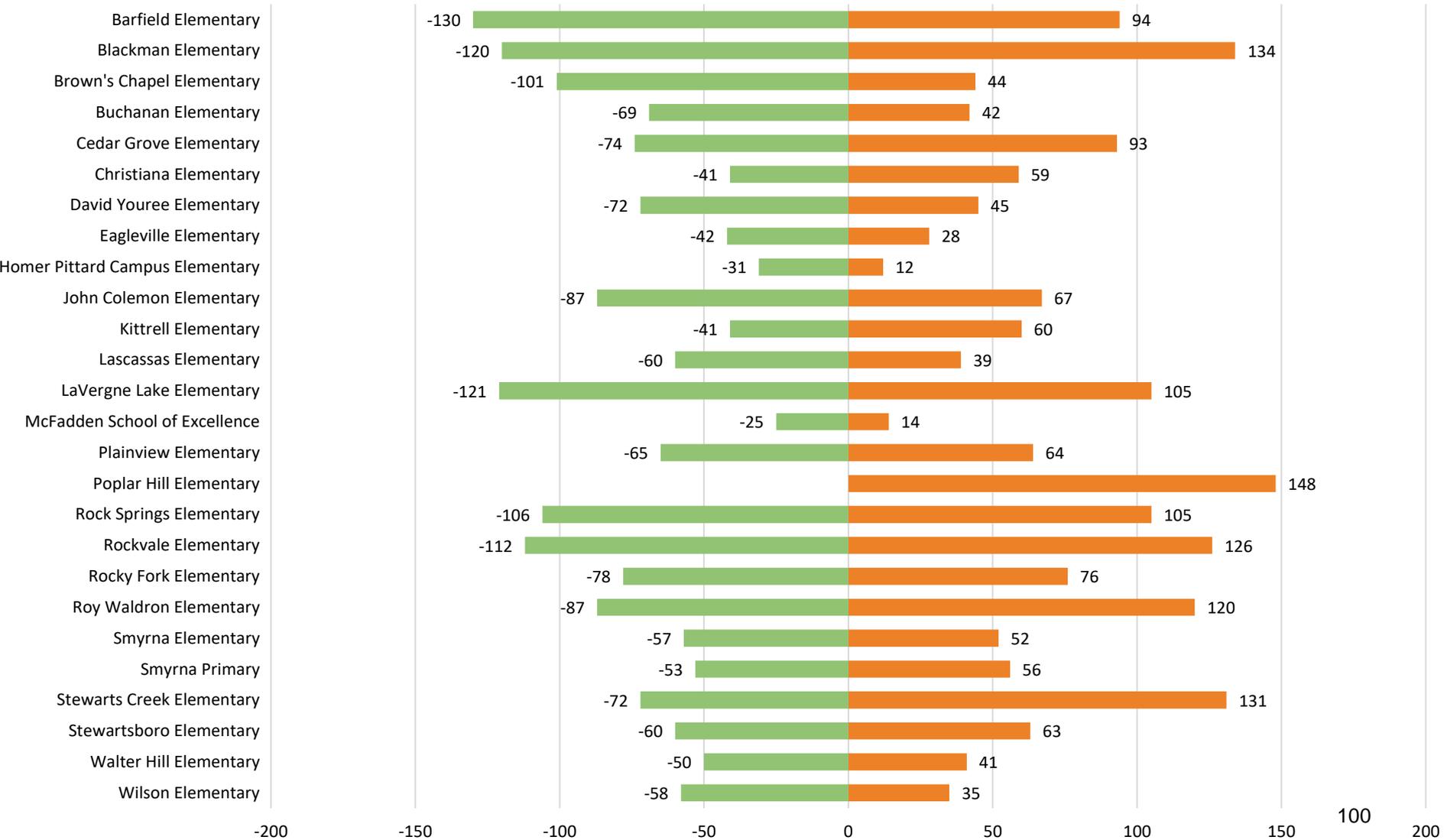
NOTE: The schools in the left column are associated with the current attendance area. Reading to the right indicates a school choice change from where they are assigned based on the Reside attendance area. For example: Blackman MS ES has 170 students attending a different middle school and 40 students from another middle school choosing to attend Blackman. This results in 130 less students attending Blackman than what reside in that attendance area.

Observations: Illustrates school choice that could be impacted by location of educational programming; reviewed on an annual basis and approved based on capacity availability

- Special programming schools that do not have attendance boundaries enroll the most intra-district transfers:
 - Central Magnet, Thurman Francis, American Classical, Simon Springs, Springs Empower, Daniel-McKee Alt, and Smyrna West Alt.
- 1,229 total middle students transferred between boundaries this year
- 2,931 total high school students transferred between boundaries this year

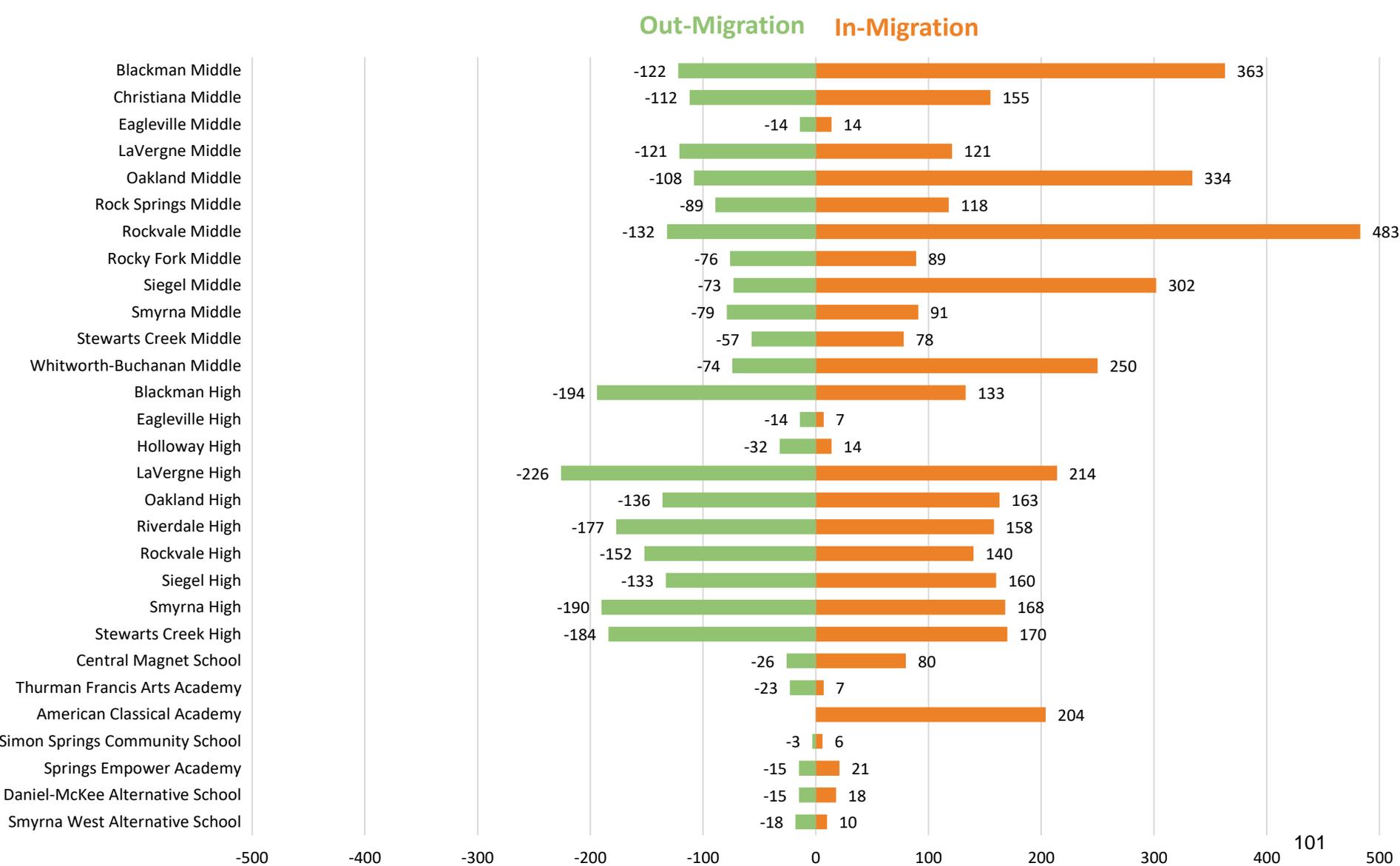
1-Year Student Migration by Elementary Buildings

Out-Migration In-Migration



Source: Rutherford County Schools and RSP

1-Year Student Migration by Secondary Buildings



Source: Rutherford County Schools and RSP

Student Density Change Map



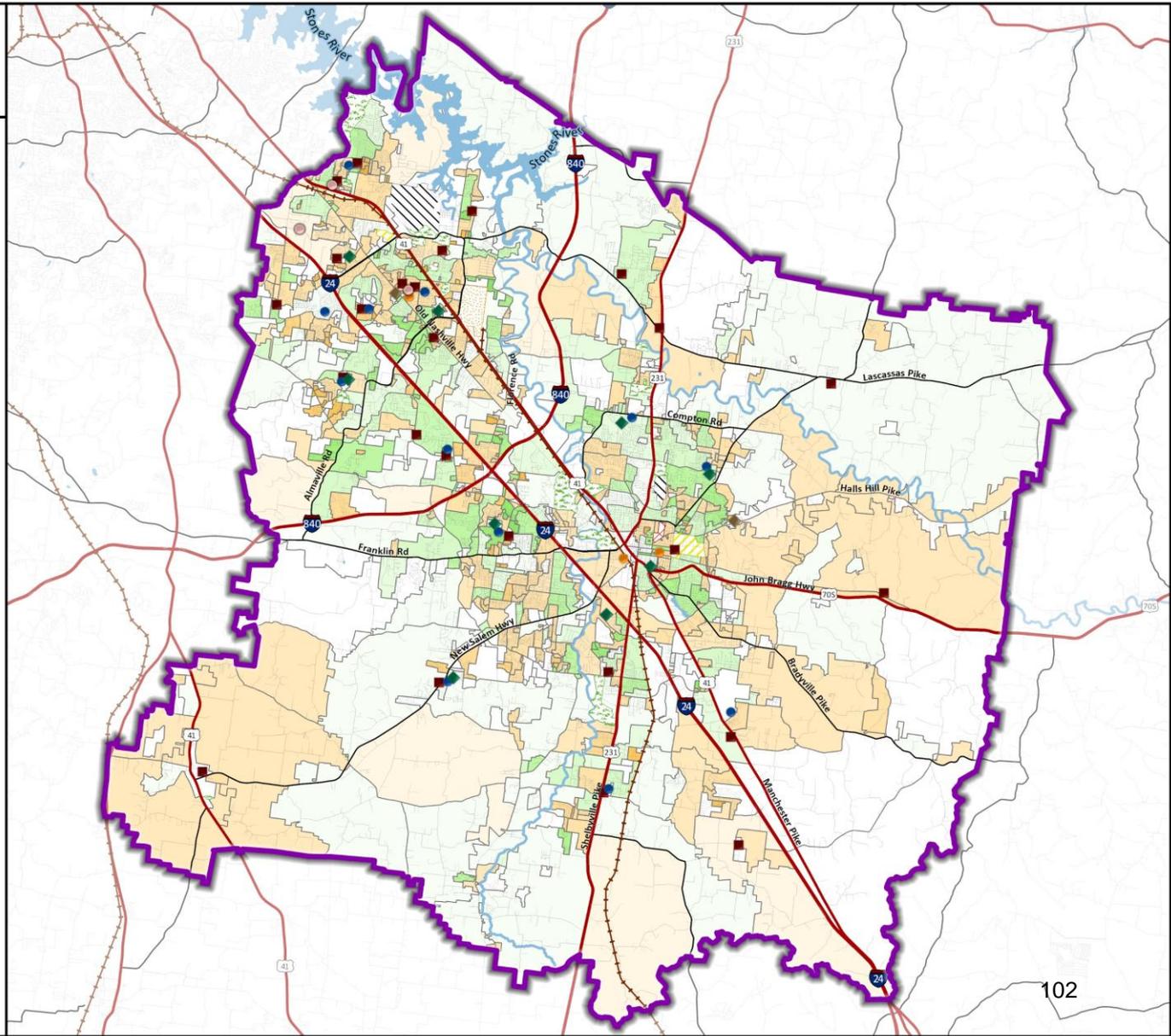
**Student Density Change from
2021/22 to 2025/26 in Grades K-12**

Rutherford
County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Decrease in Students Increase in Students



Density Change is the number of students within each Planning Area in 2025/26 subtracted by the number in 2021/22 represented per square mile.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

2021/22 Student Density Map



2021/22 Student Density in Grades K-12

Rutherford
County Schools

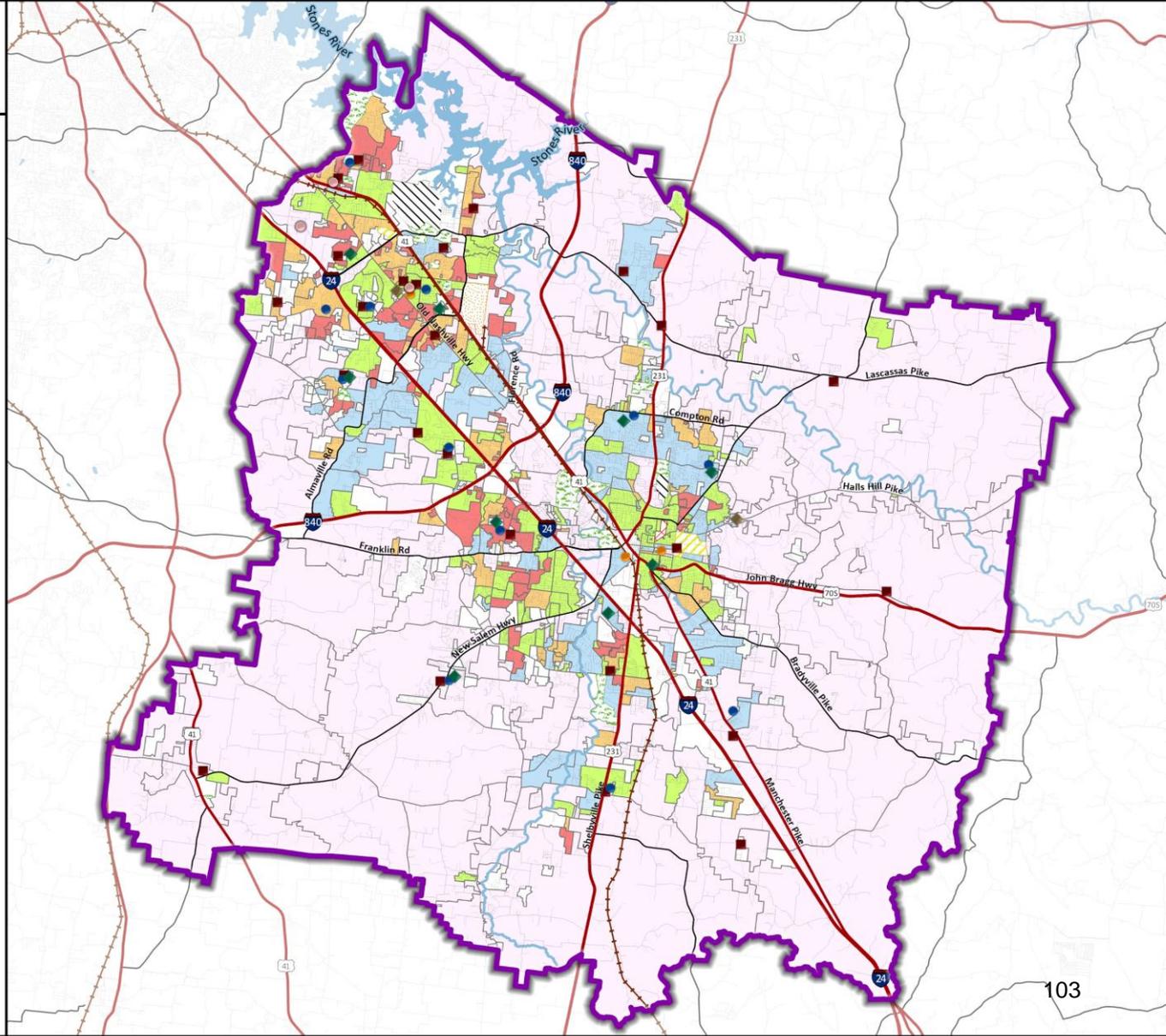
Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Student Density

- 0
- < 100
- 101 to 200
- 201 to 400
- 401 to 600
- > 600

Student Density is the number of students per square mile within each Planning Area.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

2025/26 Student Density Map



2025/26 Student Density in Grades K-12

Rutherford
County Schools

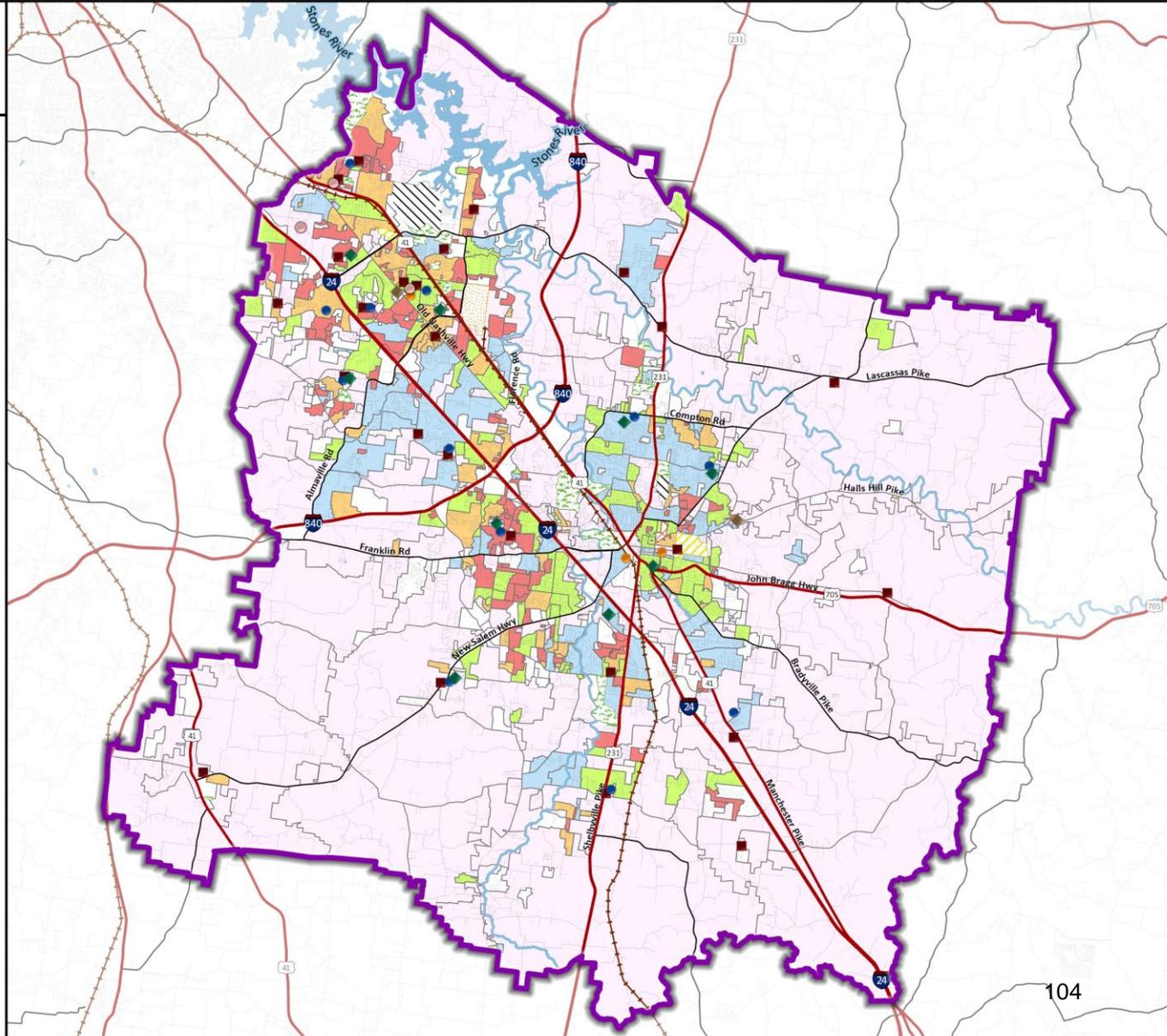
Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
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- Parks and Golf Course

Student Density

- 0
- < 100
- 101 to 200
- 201 to 400
- 401 to 600
- > 600

Student Density is the number of students per square mile within each Planning Area.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

5-Year Average Kindergarten Count Map



2021/22 to 2025/26 Kindergarten Count

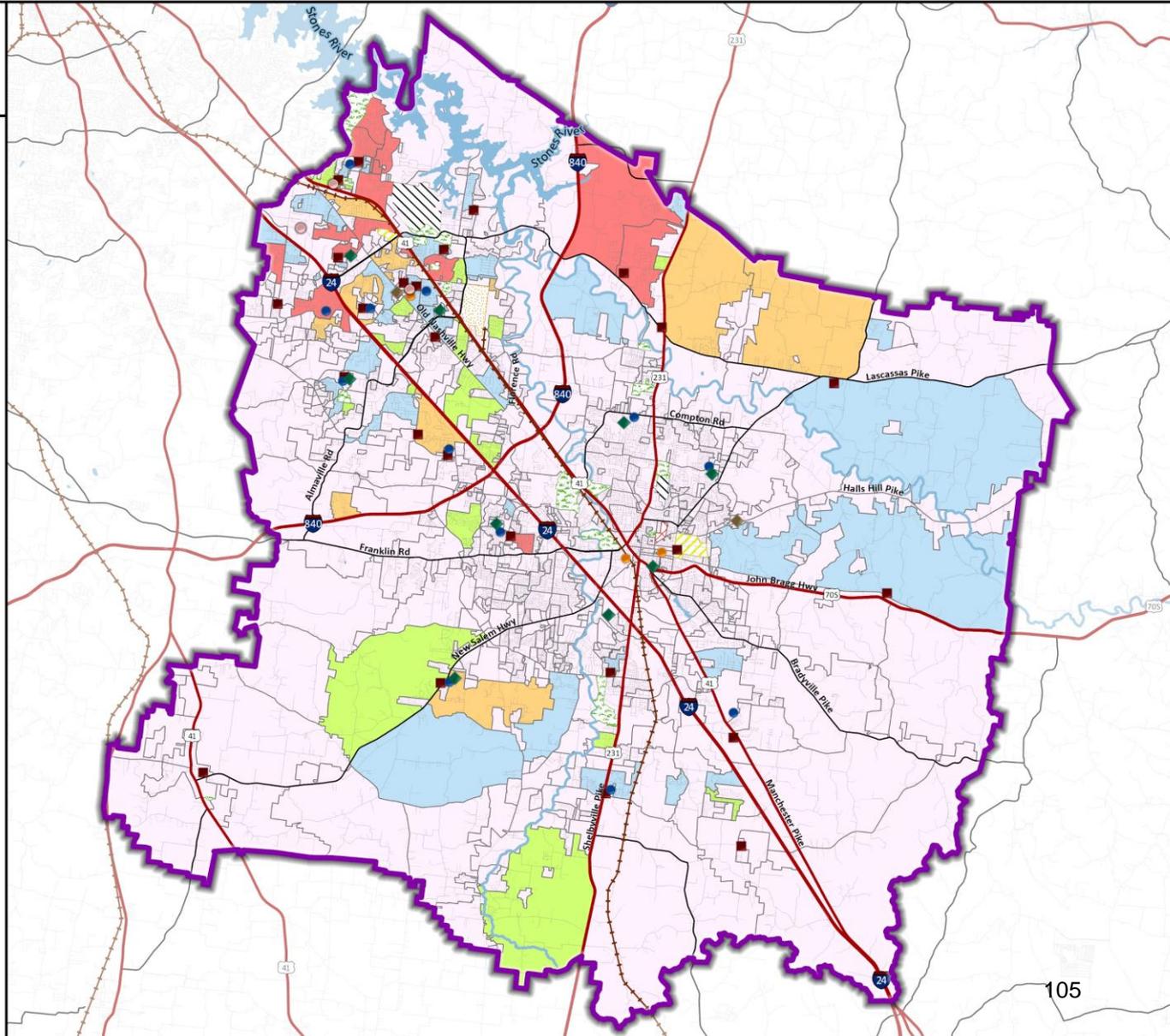
Rutherford County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

- Number of K Students**
- < 10
 - 11 to 15
 - 16 to 20
 - 21 to 25
 - > 25

Kindergarten Count is the average number of total K students within each Planning Area in a five year period.



Kindergarten Count is the average number of total K students within each Planning Area in a five year period.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.

Student Yield Rate Analysis Map



Yield Rate

Rutherford County Schools

Legend

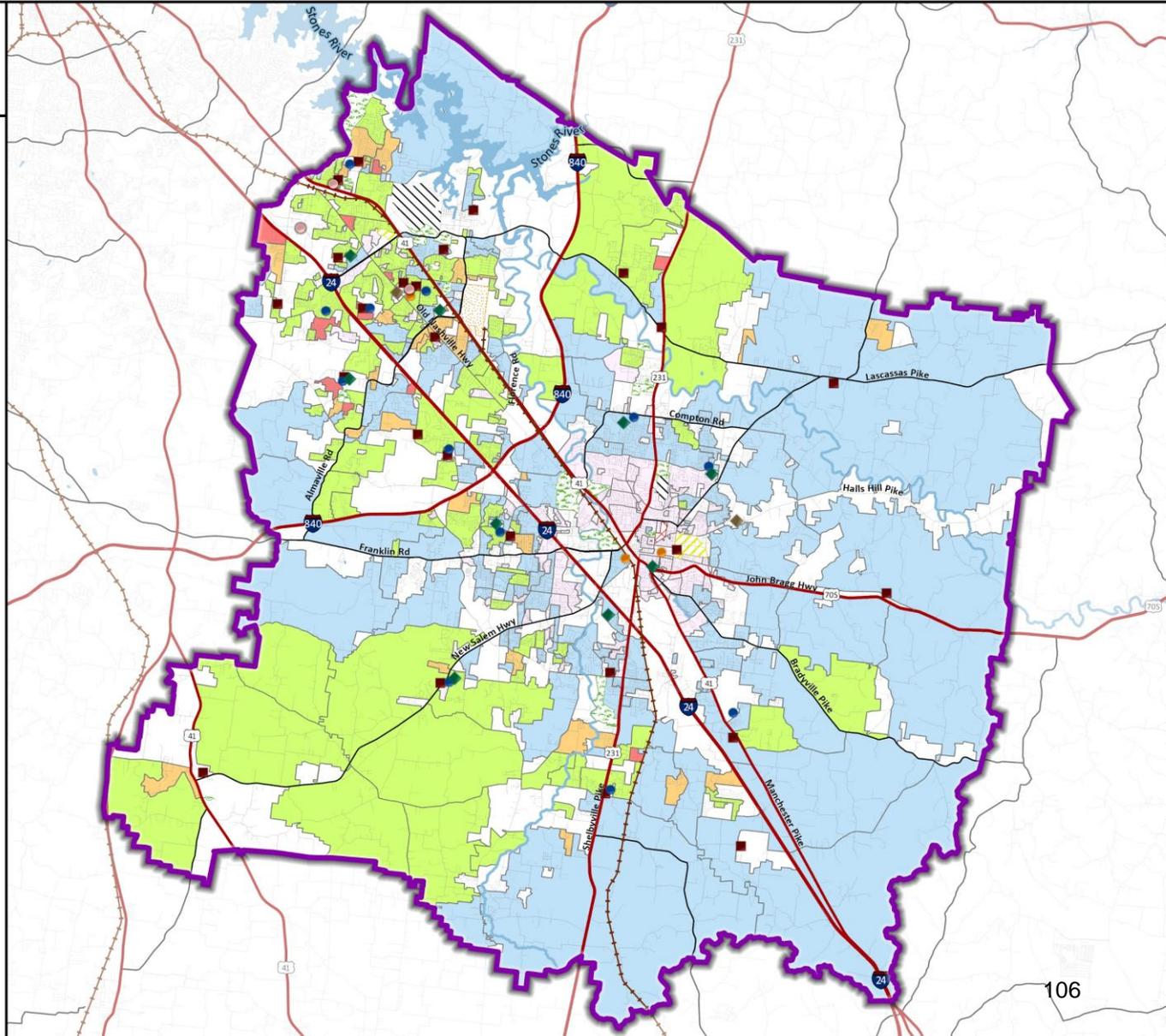
- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Yield Rate

- < 20
- 21 to 40
- 41 to 60
- 61 to 80
- > 80

Year built data is provided by Rutherford County Assessor's Office. Yield Rate displayed by planning area. Yield Rate describes the number of K-12 students for every 100 units.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



Student Yield Rate: Single-Family

Students per 100 Single-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Barfield Elementary	16	15	15	15	17	16	16	15	15.63
Blackman Elementary	17	17	17	17	16	15	14	13	15.75
Brown's Chapel Elementary	26	23	22	24	23	23	22	20	22.88
Buchanan Elementary	15	14	14	15	16	15	15	14	14.75
Cedar Grove Elementary	25	26	25	26	27	27	26	26	26.00
Christiana Elementary	26	26	23	24	23	23	21	20	23.25
David Youree Elementary	21	24	22	24	24	24	23	22	23.00
Eagleville Elementary	20	21	21	20	20	20	21	18	20.13
John Colemon Elementary	18	19	17	18	18	17	17	16	17.50
Kittrell Elementary	14	15	15	15	15	16	14	16	15.00
LaVergne Lake Elementary	28	29	29	27	30	29	27	26	28.13
Lascassas Elementary	14	14	13	14	14	12	13	12	13.25
Murfreesboro City Schools	2	2	2	2	1	1	1	1	1.50
Plainview Elementary	20	20	18	17	17	20	20	21	19.13
Poplar Hill Elementary	19	19	17	17	18	18	17	18	17.88
Rock Springs Elementary	22	23	22	22	22	22	22	23	22.25
Rockvale Elementary	16	15	14	13	13	12	12	12	13.38
Rocky Fork Elementary	23	24	24	25	25	25	24	23	24.13
Roy Waldron Elementary	28	29	29	29	31	32	31	32	30.13
Smyrna Elementary	18	20	20	21	22	23	22	22	21.00
Smyrna Primary	20	20	20	21	21	21	20	21	20.50
Stewarts Creek Elementary	30	31	28	28	28	27	25	27	28.00
Stewartsboro Elementary	22	22	21	21	21	20	20	21	21.00
Walter Hill Elementary	15	15	14	16	15	14	15	14	14.75
Wilson Elementary	26	27	25	24	24	23	22	20	23.88
District (K-5):	16.0	16.0	15.0	15.0	16.0	15.0	15.0	15.0	15.4

Students per 100 Single-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Blackman Middle	13	13	12	12	12	12	12	12	12.25
Christiana Middle	11	11	10	10	10	10	10	10	10.25
Eagleville Middle	12	12	10	13	12	13	12	13	12.13
LaVergne Middle	14	15	15	14	15	15	15	14	14.63
Oakland Middle	10	10	9	8	8	8	8	9	8.75
Rock Springs Middle	13	13	13	13	13	13	14	13	13.13
Rockvale Middle	11	11	11	11	10	11	11	11	10.88
Rocky Fork Middle	12	13	12	12	13	13	14	13	12.75
Siegel Middle	9	10	9	9	9	9	9	9	9.13
Smyrna Middle	10	11	10	10	10	10	11	10	10.25
Stewarts Creek Middle	15	16	14	14	13	13	12	13	13.75
Whitworth-Buchanan Middle	7	8	7	7	7	7	7	6	7.00
District (6-8):	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0

Students per 100 Single-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Blackman High	13	17	17	17	18	17	17	17	16.63
Blackman/Siegel High Dual Zone	11	14	15	15	16	15	14	13	14.13
Eagleville High	8	12	13	13	14	15	15	15	13.13
Eagleville/Rockvale High Dual Zone	11	15	14	14	15	15	16	15	14.38
LaVergne High	12	17	18	18	19	19	20	18	17.63
Oakland High	10	14	14	13	13	12	11	11	12.25
Riverdale High	10	13	13	13	13	13	12	12	12.38
Riverdale/Oakland High Dual Zone	9	12	12	12	13	12	12	11	11.63
Riverdale/Rockvale High Dual Zone	8	12	11	12	11	11	10	10	10.63
Rockvale High	11	15	14	15	16	15	16	15	14.63
Siegel High	10	13	13	13	13	13	13	12	12.50
Siegel/Smyrna High Dual Zone	12	14	16	16	15	14	14	13	14.25
Smyrna High	10	14	14	15	15	15	15	15	14.13
Stewarts Creek High	13	18	18	19	19	19	18	17	17.63
District (9-12):	11.0	15.0	15.0	15.0	15.0	15.0	15.0	14.0	14.4

Source: Rutherford County, and RSP

Note: Includes number of students per 100 single-family units. Single-family units include houses that may be fully detached or semi-detached and occupied by one household or family.

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Observations:

- Table shows the number of students per 100 single-family (SF) units by year and by grade level (and boundary)
- District sees on average:
 - 15.4 elementary (K-5) students per 100 single-family households
 - 11.0 middle school (6-8) students per 100 single-family households
 - 14.4 high school (9-12) students per 100 single-family households
- Adding new housing inventory can impact the yield rate – **There were 15,160 single-family homes built from 2018 to 2025**

Student Yield Rate: Multi-Family

Students per 100 Multi-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Barfield Elementary	5	4	4	5	6	6	6	6	5.25
Blackman Elementary	9	7	7	8	9	10	9	10	8.63
Brown's Chapel Elementary	9	0	0	0	0	17	17	25	8.50
Buchanan Elementary	5	7	6	5	5	4	6	7	5.63
Cedar Grove Elementary	9	11	11	14	17	17	17	16	14.00
Christiana Elementary	100	100	0	0	0	0	0	0	25.00
David Youree Elementary	20	19	19	20	23	21	17	15	19.25
Eagleville Elementary	0	0	0	0	0	0	0	0	0.00
John Colemon Elementary	22	25	24	23	25	24	27	26	24.50
Kittrell Elementary	3	1	3	5	4	1	2	2	2.63
LaVergne Lake Elementary	14	16	15	14	14	16	16	19	15.50
Lascassas Elementary	7	8	3	6	4	5	6	5	5.50
Murfreesboro City Schools	1	1	0	0	0	0	0	0	0.25
Plainview Elementary	20	14	12	12	13	10	12	11	13.00
Poplar Hill Elementary	5	4	5	5	5	5	5	5	4.88
Rock Springs Elementary	17	19	20	23	36	36	30	31	26.50
Rockvale Elementary	5	3	3	2	3	3	3	3	3.13
Rocky Fork Elementary	11	9	10	10	12	12	9	10	10.38
Roy Waldron Elementary	30	30	27	24	28	28	26	28	27.63
Smyrna Elementary	9	16	10	17	6	11	12	11	11.50
Smyrna Primary	9	12	11	12	12	14	15	16	12.63
Stewarts Creek Elementary	77	73	100	22	23	15	19	23	44.00
Stewartsboro Elementary	118	118	23	13	18	22	17	17	43.25
Walter Hill Elementary	3	2	1	1	0	1	0	0	1.00
Wilson Elementary	0	0	0	0	0	0	0	0	0.00
District (K-5):	7.0	7.0	7.0	7.0	8.0	7.0	7.0	8.0	7.3

Students per 100 Multi-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Blackman Middle	5	5	4	5	5	5	5	5	4.88
Christiana Middle	4	5	5	4	4	4	5	5	4.50
Eagleville Middle	0	0	0	0	0	50	50	50	18.75
LaVergne Middle	15	16	14	11	12	12	14	13	13.38
Oakland Middle	4	5	5	5	5	4	5	6	4.88
Rock Springs Middle	6	7	8	8	10	10	8	7	8.00
Rockvale Middle	5	6	5	5	5	5	5	5	5.13
Rocky Fork Middle	7	6	6	6	7	7	7	7	6.63
Siegel Middle	4	4	3	4	4	4	4	4	3.88
Smyrna Middle	10	12	12	10	9	9	8	10	10.00
Stewarts Creek Middle	8	8	9	8	11	10	9	10	9.13
Whitworth-Buchanan Middle	3	4	4	3	4	4	3	4	3.63
District (6-8):	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0

Students per 100 Multi-Family Units	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	10 Year Average
Blackman High	6	6	6	6	7	7	7	6	6.38
Blackman/Siegel High Dual Zone	7	10	11	11	10	16	15	14	11.75
Eagleville High	0	0	0	0	0	50	50	50	18.75
Eagleville/Rockvale High Dual Zone	0	0	0	0	0	0	0	0	0.00
LaVergne High	10	13	13	13	14	14	13	11	12.63
Oakland High	5	6	6	6	7	7	7	7	6.38
Riverdale High	5	7	7	7	7	7	7	6	6.63
Riverdale/Oakland High Dual Zone	4	5	4	5	4	3	5	4	4.25
Riverdale/Rockvale High Dual Zone	0	0	1	1	2	0	1	1	0.75
Rockvale High	5	7	7	7	8	8	8	8	7.25
Siegel High	3	5	5	5	6	5	5	5	4.88
Siegel/Smyrna High Dual Zone	18	21	14	14	3	14	16	7	13.38
Smyrna High	7	9	10	10	11	11	11	10	9.88
Stewarts Creek High	11	17	20	16	19	16	14	14	15.88
District (9-12):	6.0	8.0	8.0	8.0	8.0	8.0	9.0	8.0	7.9

Source: Rutherford County, and RSP

Note: Includes number of students per 100 multi-family units. Multi-family units include apartment, duplex, mixed-use, mobile home, townhome, etc. units.

Table Legend

-  +5 greater from District Average
-  -5 fewer from District Average

Observations:

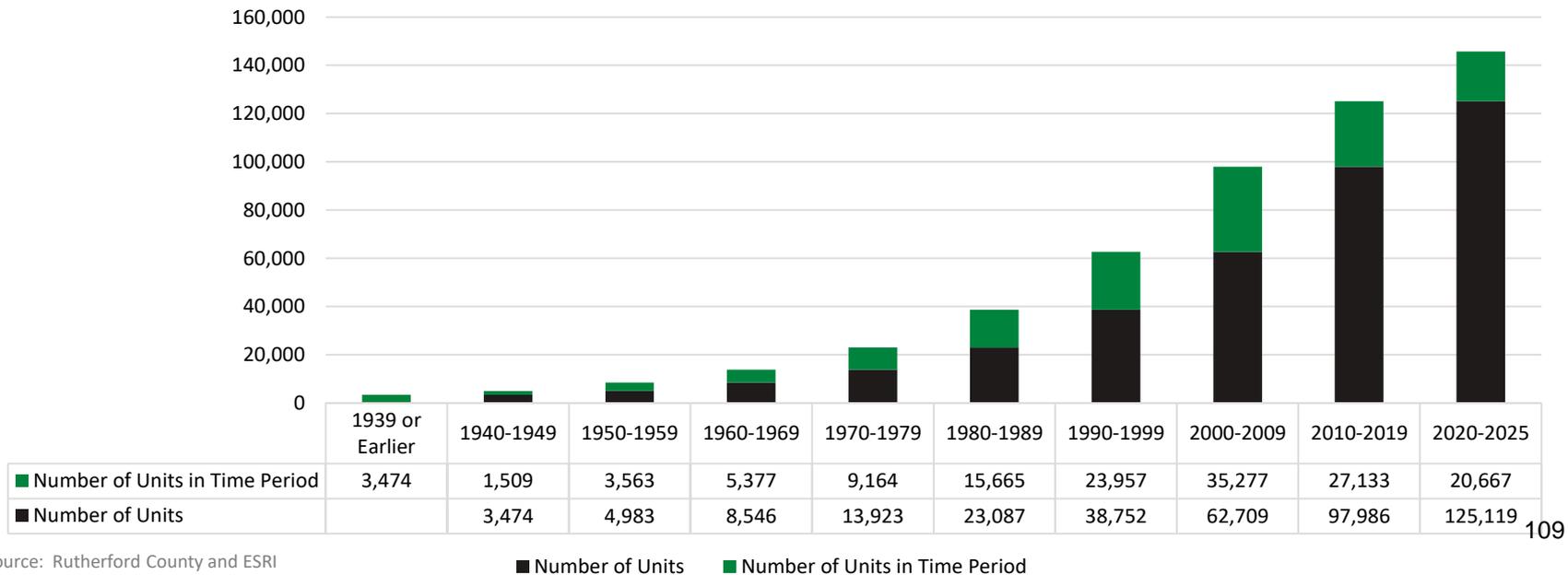
- Table shows the number of students per 100 multi-family (MF) units by year and by grade level (and boundary)
- District sees on average:
 - 7.3 elementary (K-5) students per 100 multi-family households
 - 6.0 middle school (6-8) students per 100 multi-family households
 - 7.9 high school (9-12) students per 100 multi-family households
- Adding new housing inventory can impact the yield rate – There were **10,605** multi-family homes built from 2018 to 2025

Development Activity Over Time

Observations:

- Table has been created to illustrate the number of units by year built
 - The average year for all units built was 1996 while the median year built was 2001
- The decade with the most units built was 2000 to 2009
 - Development activity increased significantly after 2000 with over 35,000 units added to the district in that decade
- Five years into the current decade, the District has added over 20,000 units to residential inventory almost surpassing the total unit production in the previous decade
 - Development activity maintaining the current pace is crucial for enrollment growth projections

New V.S. Existing Units by Decade Built



Source: Rutherford County and ESRI

■ Number of Units ■ Number of Units in Time Period

North Growth Area Map (Detailed)

RCS
Rutherford County Schools

Growth Areas

Legend

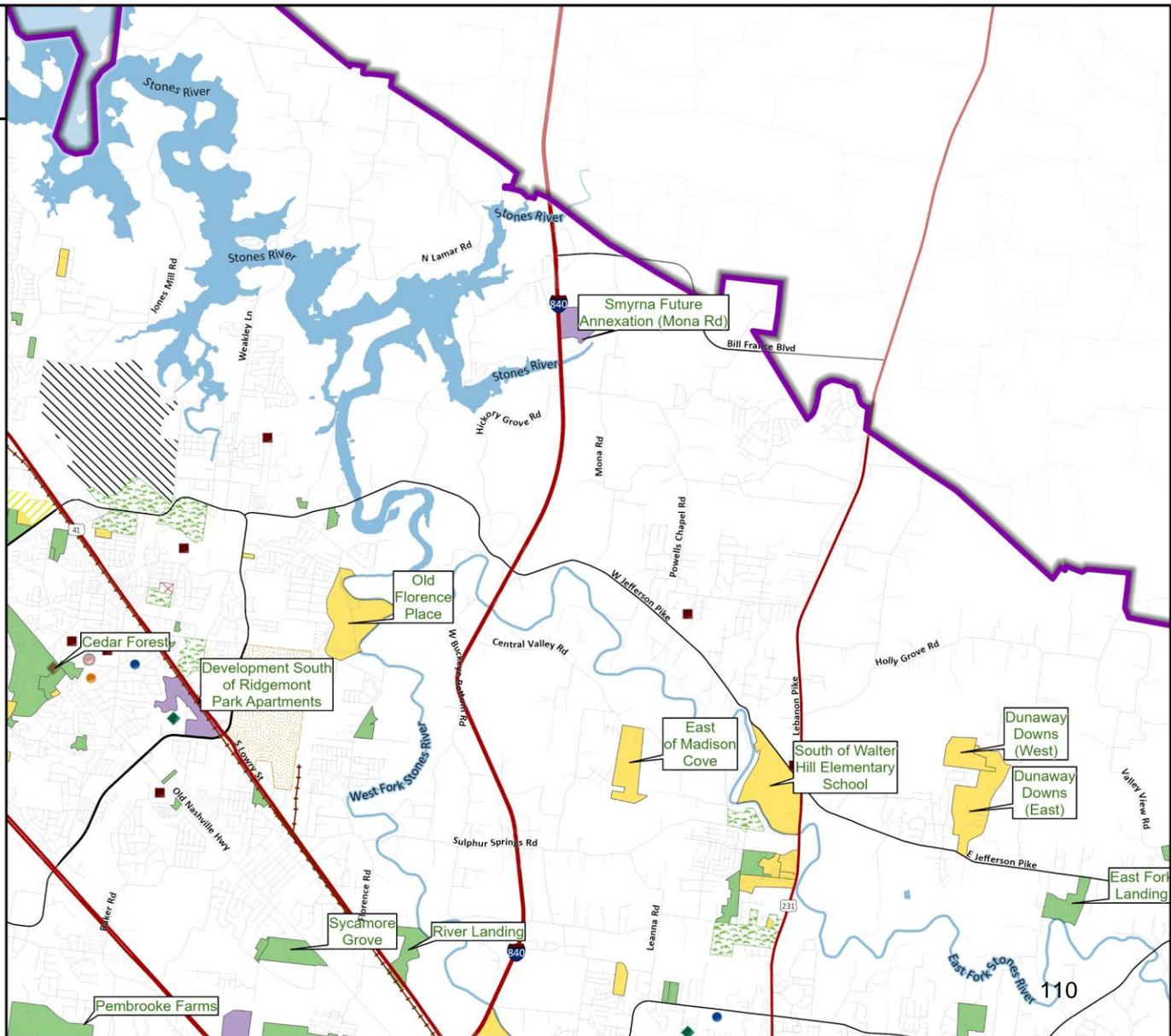
- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Growth Areas

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



Northeast Growth Area Map (Detailed)



Growth Areas

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

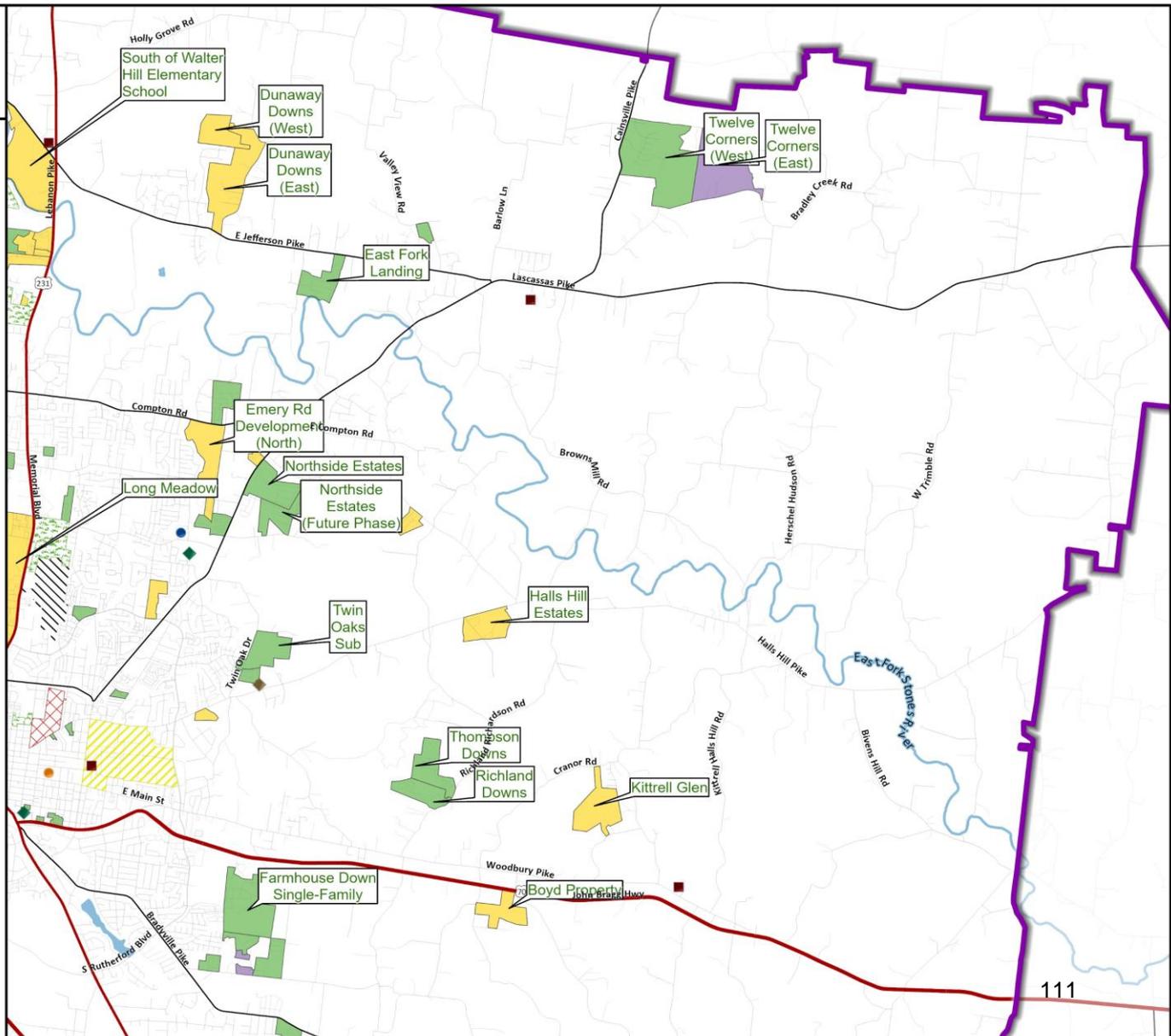
Growth Areas

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



Northwest Growth Area Map (Detailed)

Growth Areas

Legend

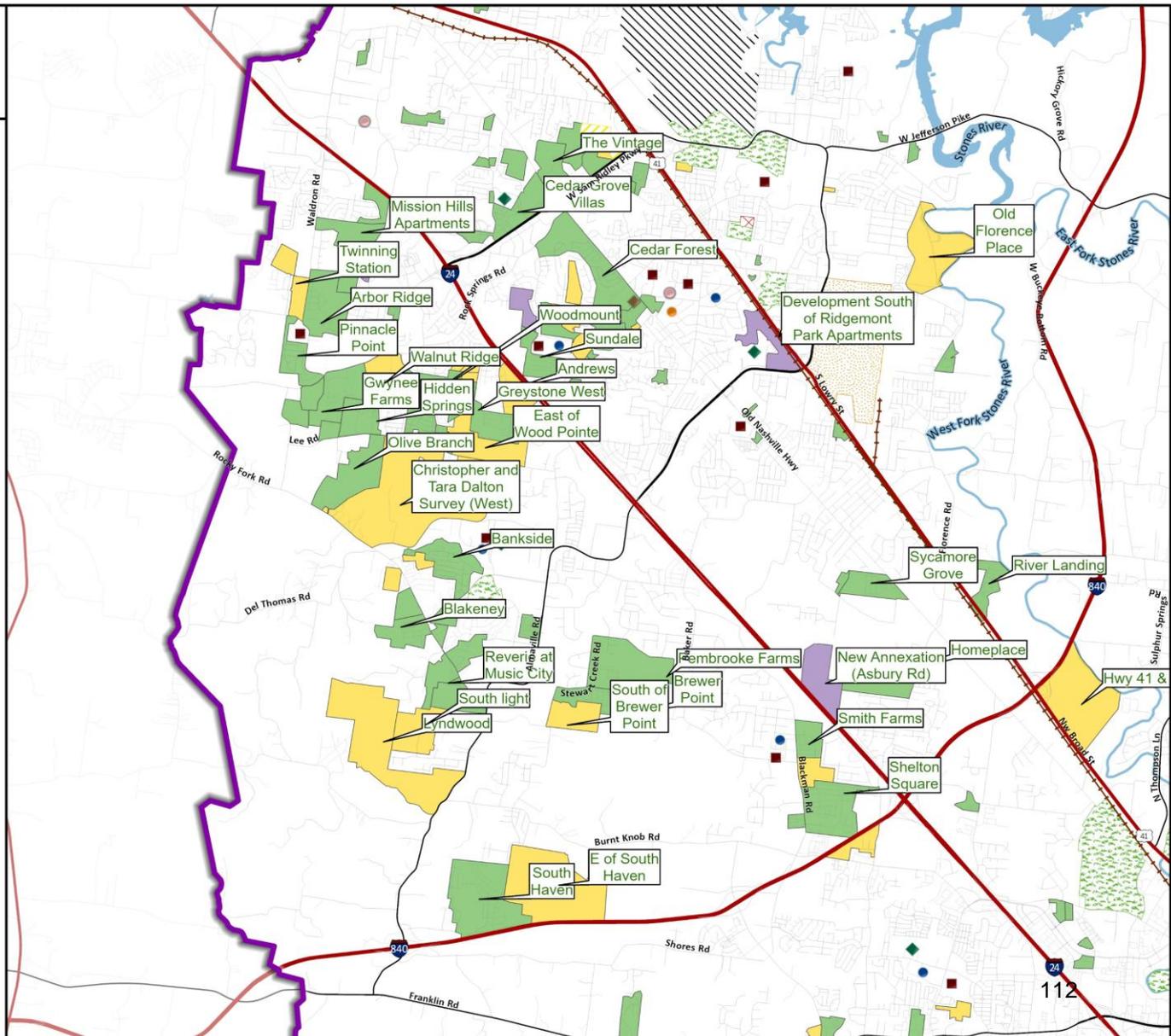
- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

Growth Areas

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.

Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



Southeast Growth Area Map (Detailed)



Growth Areas

Rutherford County Schools

Legend

- District Boundary
- Elementary Schools
- Middle Schools
- High Schools
- Magnet Schools
- Alternative Schools
- Charter Schools
- Airport
- Cemetery
- College
- Nissan Plant
- Parks and Golf Course

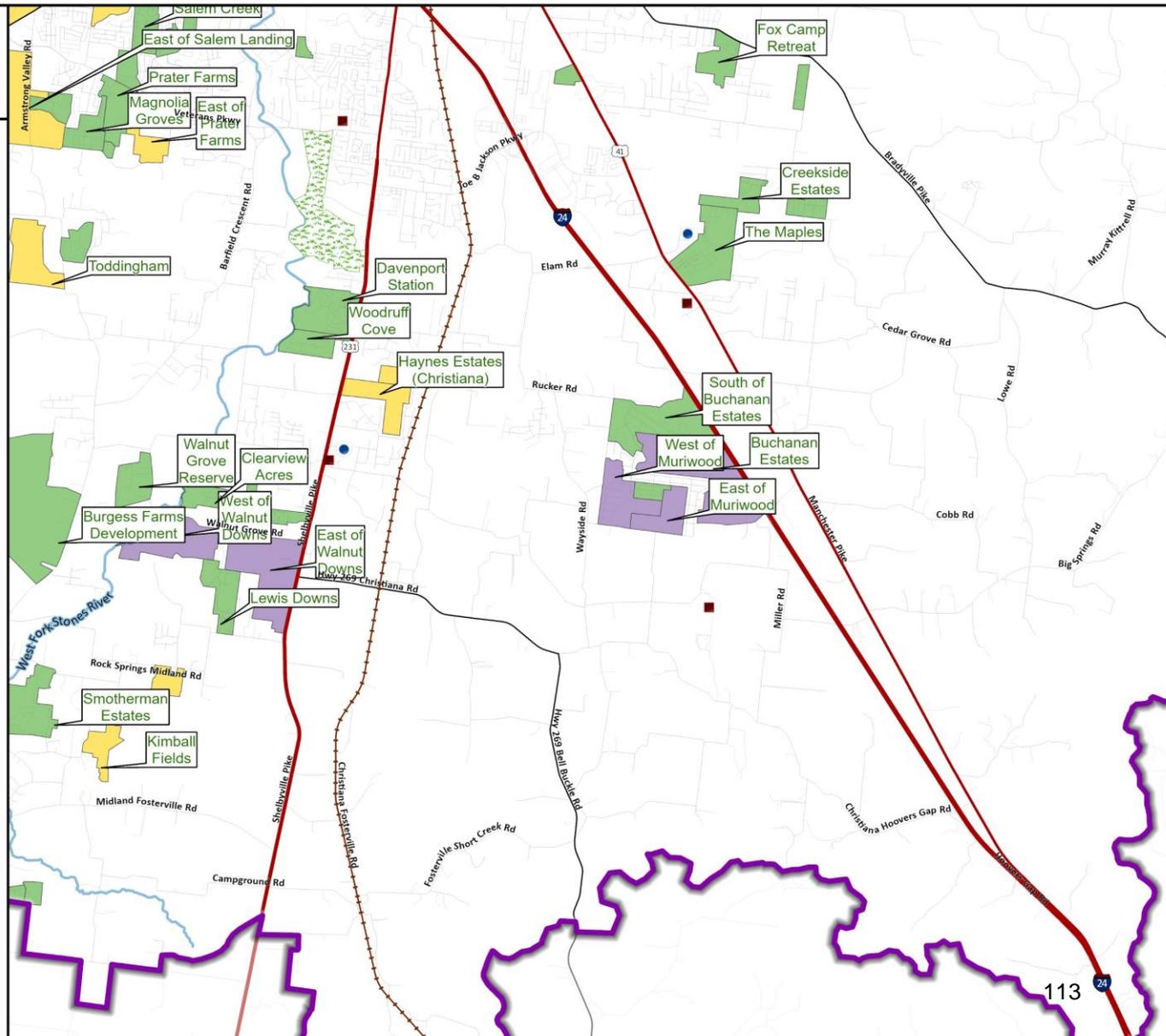
Growth Areas

- Current
- 5 Year
- 10 Year

Population growth Areas are defined as areas that display a high propensity for growth; however, development is not guaranteed. Additionally, it is possible that areas not designated for growth may develop.



Map data provided by Rutherford County Schools, Cities of Eagleville, La Vergne, Murfreesboro, and Smyrna, Rutherford County, State of Tennessee, and ESRI/GIS.
Map created by RSP & Associates in October 2025.



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Current Growth Areas: Development Table All

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	ES Boundary						
Davenport Station	Single Family	Current	402	49	Barfield ES	Twin Oaks Sub	Single Family	Current	10	84	Lascassas ES
Glenview Farms Section 4	Single Family	Current	9	31	Barfield ES	Laurel Stone	Townhome	Current	71	128	Lascassas ES
Nature Walk	Single Family	Current	132	29	Blackman ES	DeJarnette Lane	Mixed-Use	Current	0	300	Murfreesboro City
The Courtyards at Franklin Rd	Single Family	Current	1	48	Blackman ES	Fountains at Gateway	Mixed-Use	Current	0	316	Murfreesboro City
Sullivan's Retreat	Townhome	Current	2	85	Blackman ES	Northfield Acres	Mixed-Use	Current	0	77	Murfreesboro City
Brewer Point	Single Family	Current	17	142	Brown's Chapel ES	Crossings at Greenland	Multi-Family	Current	78	44	Murfreesboro City
Pembroke Farms	Single Family	Current	128	22	Brown's Chapel ES	Crossings at Hazelwood Apts	Multi-Family	Current	109	24	Murfreesboro City
Smith Farms	Single Family	Current	131	51	Brown's Chapel ES	Mercury Court Redevelopment	Multi-Family	Current	33	95	Murfreesboro City
Manchester Farms Apartments	Multi-Family	Current	1	309	Buchanan ES	Mercury Park Redevelopment (HUD)	Multi-Family	Current	0	29	Murfreesboro City
Creekside Estates	Single Family	Current	70	29	Buchanan ES	Saddlebrook Apartments	Multi-Family	Current	328	28	Murfreesboro City
Fox Camp Retreat	Single Family	Current	5	396	Buchanan ES	Shalom Farms Apartments	Multi-Family	Current	0	348	Murfreesboro City
The Maples	Single Family	Current	257	43	Buchanan ES	Evergreen Farms Section 36	Single Family	Current	361	89	Murfreesboro City
The Views at Lytle Creek	Single Family	Current	0	101	Buchanan ES	Northridge Park	Single Family	Current	0	82	Murfreesboro City
Wilson-Overall Estates	Single Family	Current	5	27	Buchanan ES	Riverview Cove	Single Family	Current	0	82	Murfreesboro City
Cedar Grove Villas	Mixed-Use	Current	332	49	Cedar Grove ES	The Estates at Hidden River	Single Family	Current	5	16	Murfreesboro City
Christiana Way Apartments	Multi-Family	Current	0	80	Cedar Grove ES	Traveler's Trace	Single Family	Current	14	53	Murfreesboro City
Hillpoint Apartments	Multi-Family	Current	0	400	Cedar Grove ES	Greenland Drive Townhomes	Townhome	Current	1	14	Murfreesboro City
West of Chaney Place Townhomes	Multi-Family	Current	0	50	Cedar Grove ES	Hidden River Estates (THS) North	Townhome	Current	12	124	Murfreesboro City
Celebration Run	Single Family	Current	11	16	Cedar Grove ES	Hidden River Estates (THS) South	Townhome	Current	203	92	Murfreesboro City
The Retreat at Finch	Single Family	Current	0	184	Cedar Grove ES	Parkside Apt Complex Redev.	Townhome	Current	46	100	Murfreesboro City
Chaney Place	Townhome	Current	0	50	Cedar Grove ES	Muriwood	Single Family	Current	135	40	Plainview ES
Chaney Rd	Townhome	Current	2	14	Cedar Grove ES	South of Buchanan Estates	Single Family	Current	259	606	Plainview ES
Clearview Acres	Single Family	Current	242	40	Christiana ES	The Exchange Apartment	Mixed-Use	Current	0	232	Poplar Hill ES
Lewis Downs	Single Family	Current	181	30	Christiana ES	Homeplace	Single Family	Current	4	190	Poplar Hill ES
Richmond's Retreat	Single Family	Current	87	24	Christiana ES	Masonbrooke	Single Family	Current	3	51	Poplar Hill ES
Smotherman Estates	Single Family	Current	8	368	Christiana ES	Pretoria Falls	Single Family	Current	44	18	Poplar Hill ES
Walnut Grove Farms	Single Family	Current	30	44	Christiana ES	Shelton Square	Single Family	Current	580	191	Poplar Hill ES
Walnut Grove Reserve	Single Family	Current	10	70	Christiana ES	South Haven	Single Family	Current	615	92	Poplar Hill ES
Woodruff Cove	Single Family	Current	170	30	Christiana ES	The Village	Single Family	Current	6	71	Poplar Hill ES
Olara	Mixed-Use	Current	0	460	David Youree ES	Clari Park Lot 18 Townhomes	Townhome	Current	0	80	Poplar Hill ES
Marlowe Apartments (Smyrna)	Multi-Family	Current	354	285	David Youree ES	Clari Park Lot 19	Townhome	Current	1	155	Poplar Hill ES
The Vintage	Multi-Family	Current	325	634	David Youree ES	Meadowlark	Townhome	Current	10	95	Poplar Hill ES
Ayoub Eshak - Rock Springs	Single Family	Current	1	23	David Youree ES	Mission Hills Apartments	Mixed-Use	Current	9	315	Rock Springs ES
Young Branch Townhomes	Townhome	Current	1	213	David Youree ES	Blair Rd Multi-Family Development	Multi-Family	Current	0	150	Rock Springs ES
Eagle View Village	Single Family	Current	91	31	Eagleville ES	Arbor Ridge	Single Family	Current	80	320	Rock Springs ES
West of Future Annexation Eagleville	Single Family	Current	0	200	Eagleville ES	Mable Farms	Single Family	Current	3	107	Rock Springs ES
Holmes Place	Single Family	Current	23	10	John Colemon ES	Pinnacle Point	Single Family	Current	153	36	Rock Springs ES
Kingfield	Single Family	Current	0	27	John Colemon ES	Pottsvie	Single Family	Current	1	39	Rock Springs ES
Short's Crossing	Single Family	Current	12	13	John Colemon ES	Villages at Woodland Hills	Single Family	Current	0	77	Rock Springs ES
Farmhouse Down Single-Family	Single Family	Current	0	430	Kittrell ES	Blair Ridge	Townhome	Current	1	141	Rock Springs ES
Graystone Single-Family Section 4	Single Family	Current	0	96	Kittrell ES	Beard Property	Single Family	Current	1	21	Rockvale ES
Richland Downs	Single Family	Current	61	111	Kittrell ES	Burgess Farms Development	Single Family	Current	12	606	Rockvale ES
Thompson Downs	Single Family	Current	54	8	Kittrell ES	Carlton Landing	Single Family	Current	113	127	Rockvale ES
Graystone Townhomes	Townhome	Current	7	229	Kittrell ES	Maddington	Single Family	Current	0	20	Rockvale ES
7721 Valley View Rd	Single Family	Current	0	30	Lascassas ES	Magnolia Groves	Single Family	Current	122	78	Rockvale ES
East Fork Landing	Single Family	Current	26	72	Lascassas ES	Marymont Springs Section 3	Single Family	Current	67	70	Rockvale ES
Legacy Pointe	Single Family	Current	41	26	Lascassas ES	Muirwood	Single Family	Current	225	99	Rockvale ES
Northside Estates	Single Family	Current	99	42	Lascassas ES	Prater Farms	Single Family	Current	7	166	Rockvale ES
Northside Estates (Future Phase)	Single Family	Current	1	280	Lascassas ES	Riley Development	Single Family	Current	6	176	Rockvale ES
The Arbors at Compton	Single Family	Current	61	140	Lascassas ES	Salem Creek	Single Family	Current	207	27	Rockvale ES
Twelve Corners (West)	Single Family	Current	188	212	Lascassas ES	Salem Landing	Single Family	Current	349	121	Rockvale ES
						Salem Landing III	Single Family	Current	2	195	Rockvale ES
						Salem Oaks	Single Family	Current	1	74	Rockvale ES

Current Growth Areas: Development Table All

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	ES Boundary
Staghorn (East)	Single Family	Current	31	55	Rockvale ES
Staghorn (West)	Single Family	Current	59	26	Rockvale ES
The Springs	Single Family	Current	90	15	Rockvale ES
Three Rivers, Section 12	Single Family	Current	51	54	Rockvale ES
Westwind Reserve	Single Family	Current	163	23	Rockvale ES
Viewpoint Townhomes	Townhome	Current	1	171	Rockvale ES
Waites Creek Crossing	Townhome	Current	147	158	Rockvale ES
Williams Place at Prater Farms	Townhome	Current	2	143	Rockvale ES
Sims Ridge	Mixed-Use	Current	0	272	Rocky Fork ES
Cedar Forest	Single Family	Current	394	73	Rocky Fork ES
Sundale	Single Family	Current	112	149	Rocky Fork ES
Addition to Village of Valley Green	Townhome	Current	0	60	Rocky Fork ES
Gambill Lane Townhomes	Townhome	Current	0	36	Rocky Fork ES
Talia Trace	Townhome	Current	1	271	Rocky Fork ES
Villagewood Townhomes	Townhome	Current	0	75	Rocky Fork ES
Class A Apartments	Multi-Family	Current	0	260	Roy Waldron ES
McCormick Place	Single Family	Current	2	26	Roy Waldron ES
Mayfield Townhomes	Single Family	Current	0	29	Smyrna ES
Pinto Place Townhomes	Townhome	Current	0	22	Smyrna ES
Rocker's Bend	Single Family	Current	49	34	Smyrna Primary
Delacy Place	Townhome	Current	0	100	Smyrna Primary
Greystone West	Mixed-Use	Current	142	538	Stewarts Creek ES
Gwynne Farms	Mixed-Use	Current	221	418	Stewarts Creek ES
Reverie at Music City	Mixed-Use	Current	3	318	Stewarts Creek ES
Stewarts Glen	Mixed-Use	Current	38	21	Stewarts Creek ES
Tucker's Pointe	Mixed-Use	Current	3	91	Stewarts Creek ES
Fox Meadows	Rural	Current	1	88	Stewarts Creek ES
Gwynne Farms, Phase 5	Rural	Current	1	177	Stewarts Creek ES
Bankside	Single Family	Current	170	79	Stewarts Creek ES
Blakeney	Single Family	Current	246	16	Stewarts Creek ES
Briley Downs	Single Family	Current	4	212	Stewarts Creek ES
Derby Run	Single Family	Current	125	77	Stewarts Creek ES
Greystone East	Single Family	Current	1	180	Stewarts Creek ES
Hidden Springs	Single Family	Current	8	146	Stewarts Creek ES
Lakeview Glen	Single Family	Current	1	176	Stewarts Creek ES
Naron Hill	Single Family	Current	0	142	Stewarts Creek ES
Oak Meadows	Single Family	Current	84	11	Stewarts Creek ES
Olive Branch	Single Family	Current	10	656	Stewarts Creek ES
Woodmount	Single Family	Current	486	42	Stewarts Creek ES
Cedar Hills Townhomes (East)	Townhome	Current	0	88	Stewarts Creek ES
River Landing	Mixed-Use	Current	104	188	Stewartsboro ES
Burton Farms Annex	Single Family	Current	27	7	Stewartsboro ES
Estates of Burlison	Single Family	Current	0	21	Stewartsboro ES
Sycamore Grove	Single Family	Current	110	155	Stewartsboro ES
Veterans Landing	Townhome	Current	1	43	Stewartsboro ES
Villas of Stewartsboro	Townhome	Current	49	59	Stewartsboro ES
East Fork Homes Single Family	Single Family	Current	7	58	Walter Hill ES
The Enclave at Liberty Village	Single Family	Current	40	44	Walter Hill ES
Cherry Blossom Downs	Townhome	Current	18	34	Walter Hill ES
Kings Landing Villas	Townhome	Current	14	87	Walter Hill ES
Regal Square Townhomes	Townhome	Current	27	52	Walter Hill ES

5 to 10 Year Growth Areas: Development Table All

RSP Plan Area Name: Identified Growth Areas	Current Development Type	Timing of Growth	Existing Units	Potential Units	ES Boundary
The Villas at Veterans	Townhome	5 Year	4	91	Blackman ES
Villas at Stones Retreat	Townhome	5 Year	0	182	Blackman ES
South of Brewer Point	Rural	5 Year	5	280	Brown's Chapel ES
Haynes Estates (Christiana)	Single Family	5 Year	0	135	Christiana ES
Kimball Fields	Single Family	5 Year	5	78	Christiana ES
White Stone	Single Family	5 Year	2	67	Christiana ES
Sewarts Landing	Mixed-Use	5 Year	0	75	David Youree ES
Future Eagleville Development	Rural	5 Year	0	20	Eagleville ES
Ashmore	Single Family	5 Year	1	60	Eagleville ES
Future Annexation Eagleville	Single Family	5 Year	2	190	Eagleville ES
Winterbrooke Manor	Single Family	5 Year	3	100	Eagleville ES
Windrow Rd Townhomes	Townhome	5 Year	2	200	Eagleville ES
Old Florence Place	Rural	5 Year	2	54	John Colemon ES
Ponderosa Estates	Single Family	5 Year	0	41	John Colemon ES
Halls Hill - Bryson Property	Mixed-Use	5 Year	1	78	Kittrell ES
Boyd Property	Rural	5 Year	1	76	Kittrell ES
Kittrell Glen	Single Family	5 Year	2	151	Kittrell ES
Emery Rd Development (North)	Mixed-Use	5 Year	12	61	Lascassas ES
Mockingbird Estates	Mixed-Use	5 Year	1	61	Lascassas ES
Halls Hill Estates	Single Family	5 Year	1	128	Lascassas ES
Pine Valley Farms	Single Family	5 Year	0	83	Lascassas ES
Watkins Glen	Single Family	5 Year	1	35	Lascassas ES
Keystone Development	Mixed-Use	5 Year	0	340	Murfreesboro Citys
One East College	Mixed-Use	5 Year	0	191	Murfreesboro Citys
Bell Tower Apartments	Multi-Family	5 Year	0	384	Murfreesboro Citys
Hwy 41 & 840	Rural	5 Year	0	900	Murfreesboro Citys
North of The Slate at Ninety-Six Apartments	Rural	5 Year	8	300	Murfreesboro Citys
Long Meadow	Single Family	5 Year	408	235	Murfreesboro Citys
Cason Lane PUD	Townhome	5 Year	0	94	Murfreesboro Citys
Haynes Estates (Plainview)	Single Family	5 Year	0	43	Plainview ES
3148 Majesty Dr	Single Family	5 Year	29	17	Poplar Hill ES
E of South Haven	Single Family	5 Year	1	950	Poplar Hill ES
West of Heatherwood	Single Family	5 Year	7	147	Poplar Hill ES
Twining Station	Mixed-Use	5 Year	3	630	Rock Springs ES
Burnett Ridge	Single Family	5 Year	0	60	Rock Springs ES
Colony Estates	Single Family	5 Year	0	113	Rock Springs ES
South of Marymont Springs	Agriculture	5 Year	0	425	Rockvale ES
6331 Franklin Rd Annexation	Mixed-Use	5 Year	3	177	Rockvale ES
Old Salem	Mixed-Use	5 Year	0	98	Rockvale ES
Robinson Bend	Mixed-Use	5 Year	9	83	Rockvale ES
East of Prater Farms	Rural	5 Year	0	230	Rockvale ES
East of Salem Landing	Rural	5 Year	14	300	Rockvale ES
Old Salem Rd & Smith Jarratt Rd	Rural	5 Year	14	530	Rockvale ES
Cherry Grove	Single Family	5 Year	0	20	Rockvale ES
Toddingham	Single Family	5 Year	1	125	Rockvale ES
Yeagan Trust Property	Single Family	5 Year	1	210	Rockvale ES

Salem Towne	Townhome	5 Year	3	47	Rockvale ES
Stonebridge at Three Rivers Phase 2	Townhome	5 Year	0	24	Rockvale ES
Development South of Nashville I-24 Campground	Single Family	5 Year	2	10	Rocky Fork ES
Estates at Williamsport	Single Family	5 Year	0	73	Rocky Fork ES
Gambill Oaks	Single Family	5 Year	0	22	Rocky Fork ES
Hidden Hills Section 7	Single Family	5 Year	0	59	Rocky Fork ES
Hidden Hills, Section 6, Phase II	Single Family	5 Year	0	49	Rocky Fork ES
Sims Ridge Townhomes	Townhome	5 Year	3	78	Rocky Fork ES
Gresham Hills	Single Family	5 Year	0	49	Smyrna ES
Nissan Drive Development	Townhome	5 Year	0	49	Smyrna ES
Lowry Station	Townhome	5 Year	0	21	Smyrna Primary
Andrews	Mixed-Use	5 Year	3	194	Stewarts Creek ES
Christopher and Tara Dalton (East)	Rural	5 Year	13	88	Stewarts Creek ES
Christopher and Tara Dalton Survey (West)	Rural	5 Year	57	88	Stewarts Creek ES
East of Wood Pointe	Rural	5 Year	6	430	Stewarts Creek ES
Bankside Dr & Kedron Church Rd	Single Family	5 Year	5	41	Stewarts Creek ES
Lyndwood	Single Family	5 Year	3	1,500	Stewarts Creek ES
Rose C Neal	Single Family	5 Year	0	85	Stewarts Creek ES
South light	Single Family	5 Year	1	346	Stewarts Creek ES
Walnut Ridge	Single Family	5 Year	23	70	Stewarts Creek ES
Alford Rd & Sulphur Springs Rd	Rural	5 Year	1	70	Walter Hill ES
Dunaway Downs (East)	Rural	5 Year	15	67	Walter Hill ES
South of Walter Hill Elementary School	Rural	5 Year	35	100	Walter Hill ES
Dunaway Downs (West)	Single Family	5 Year	0	48	Walter Hill ES
Irwin Landing	Single Family	5 Year	1	137	Walter Hill ES
The Crossings At Walter Hill Single-Family	Single Family	5 Year	0	39	Walter Hill ES
Cherry Lane Townhomes	Townhome	5 Year	1	73	Walter Hill ES
East Fork Homes Tonwhomes	Townhome	5 Year	1	101	Walter Hill ES
East of Cherry Lane Townhomes	Townhome	5 Year	2	40	Walter Hill ES
The Crossings At Walter Hill Townhomes	Townhome	5 Year	0	100	Walter Hill ES
East of Madison Cove	Rural	5 Year	3	150	Wilson ES
East of Walnut Downs	Rural	10 Year	17	1,100	Christiana ES
West of Walnut Downs	Rural	10 Year	10	650	Christiana ES
E of Eagleville City Park	Rural	10 Year	5	450	Eagleville ES
Elmore Rd Development	Rural	10 Year	1	430	Eagleville ES
Graystone Single Family Section 1	Mixed-Use	10 Year	0	43	Kittrell ES
Graystone Townhomes Section 4	Townhome	10 Year	0	30	Kittrell ES
Twelve Corners (East)	Single Family	10 Year	7	272	Lascassas ES
West of Muriwood	Agriculture	10 Year	0	468	Plainview ES
East of Muriwood	Rural	10 Year	1	300	Plainview ES
Buchanan Estates	Single Family	10 Year	1	624	Plainview ES
Marlowe Apartments (La Vergne)	Multi-Family	10 Year	1	352	Rock Springs ES
Spring Hill Drive Annexation	Single Family	10 Year	0	140	Rocky Fork ES
Development South of Ridgemont Park Apartments	Agriculture	10 Year	0	345	Smyrna Primary
New Annexation (Asbury Rd)	Agriculture	10 Year	0	400	Stewartsboro ES
Smyrna Future Annexation (Mona Rd)	Single Family	10 Year	0	300	Wilson ES

Key Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study
- In-Migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year
- Home Value Bar Chart: Percent of total homes by range of home value
- Housing Affordability Index: Measures affordability using an index to quantify the ability of a typical household to purchase an existing home in an area.
- Household Income Bar Chart: Percent of households by range of household income
- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district
- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office
- Mixed-use development (MU): development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses
- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.
- Mortgage as % Salary: Number of households by what percent salary goes to mortgage experiences
- Multi-family (MF): a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex
- Single-family (SF): a house that is may be fully detached or semi-detached occupied by one household or family
- Town Homes (TH): Side by side housing units that do not meet the definition of single-family houses
- Out-Migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year
- Percent of Income for Mortgage: Provides a monthly budget perspective to examine the relationship between household income and mortgage payments (based on a median-valued home).
- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy
- Year Property Built Bar Chart: Percent of households by decade home was built
- Yield Rate: ratio of students that attend each school to the number of housing units in that school's attendance area

Project Documentation

- School District Data Acquisition
 - Data requested September 25, 2025
 - Data verified October 22, 2025
- City Planning Meeting(s)
 - District Tour completed September 23-25, 2025
 - City of Smyrna: September 24, 2025
 - City of Murfreesboro: September 25, 2025
 - City of LaVergne: September 8, 2025
 - City of Eagleville: September 25, 2025
 - Rutherford County: September 24, 2025
- County Data Acquisition – open source

Fund 141 - General Purpose School

Budget Amendment #3

Function	Object	Description	2026 Budget	TISA-on-Behalf		Amended Budget
				Decreases	Increases	
46513		TISA-On-behalf Payments		0	4,017,240	4,017,240
Total Revenue & Operating Transfers			573,385,825	0	4,017,240	577,403,065

Function	Object	Description	2026 Budget	Increases	Decreases	Amended Budget
71100	595	Reg Education Prg - Elem/Sec - TISA-on-Behalf Payments		0	890,000	890,000
71100 Total			297,262,354	890,000	0	298,152,354
71200	595	Special Education Program - TISA-on-Behalf Payments		0	410,000	410,000
71200 Total			48,721,206	410,000	0	49,131,206
99100	595	TISA- On-behalf Payments		0	2,717,240	2,717,240
99100 Total			0	0	0	0
Fund 141 Total			581,343,045	4,017,240	0	585,360,285

This amendment increases budgeted FY25-26 Fund 141 revenue and expenditures to recognize TISA-on-Behalf Payments. These payments are funds generated for students under TISA, but not issued to the LEA. They are paid directly to the state for specific items such as State Portion of Charter School Payments, Education Savings Account, Individualized Education Accounts, and Juvenile Detention Centers. TDOE requires LEA's to report these payments in their financial statements and will provide the actual amounts at year-end. This is a budget neutral amendment and does not provide any net gain or loss to the General Purpose Schools budget. The amount of these budgeted entries are \$4,017,240.

Recommended Motion:

To amend the FY25-26 Fund 141 General Purpose School Budget revenue & expenditures to recognize the TISA-on Behalf Payments as presented.

Dr. James Sullivan, Director of Schools

Date

Claire Maxwell, Chairman of the Board

REAL ESTATE PURCHASE AGREEMENT

(S Kings Highway, Murfreesboro, TN)

THIS AGREEMENT is made as of the 27th day of Sept., 2025 ("Effective Date"), between Stan Beech ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 401 Kings Highway, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-010.00-000 in the Office of the Rutherford County Property Assessor and 403 Kings Highway, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-009.00-000, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Five Hundred Thousand and 00/100 Dollars (\$500,000.00). The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

- (a) Seller shall pay:
 - (1) For the costs to prepare the Warranty Deed; and
 - (2) Seller's attorneys' fees.
- (b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

(1) 202 Bluff Avenue, Murfreesboro, TN

(2) 204 Bluff Avenue, Murfreesboro, TN; and

(3) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Stan Beech
Stan Beech
(No P.O. Boxes)
2362 North Rte 101 Murfreesboro TN 37128
Telephone: *615-977-5008*
Email: *stanhbeechn@aol.com*

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Escrow Agent: Hudson, Reed & Christiansen, PLLC
(if required) 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"



STAN BEECH

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

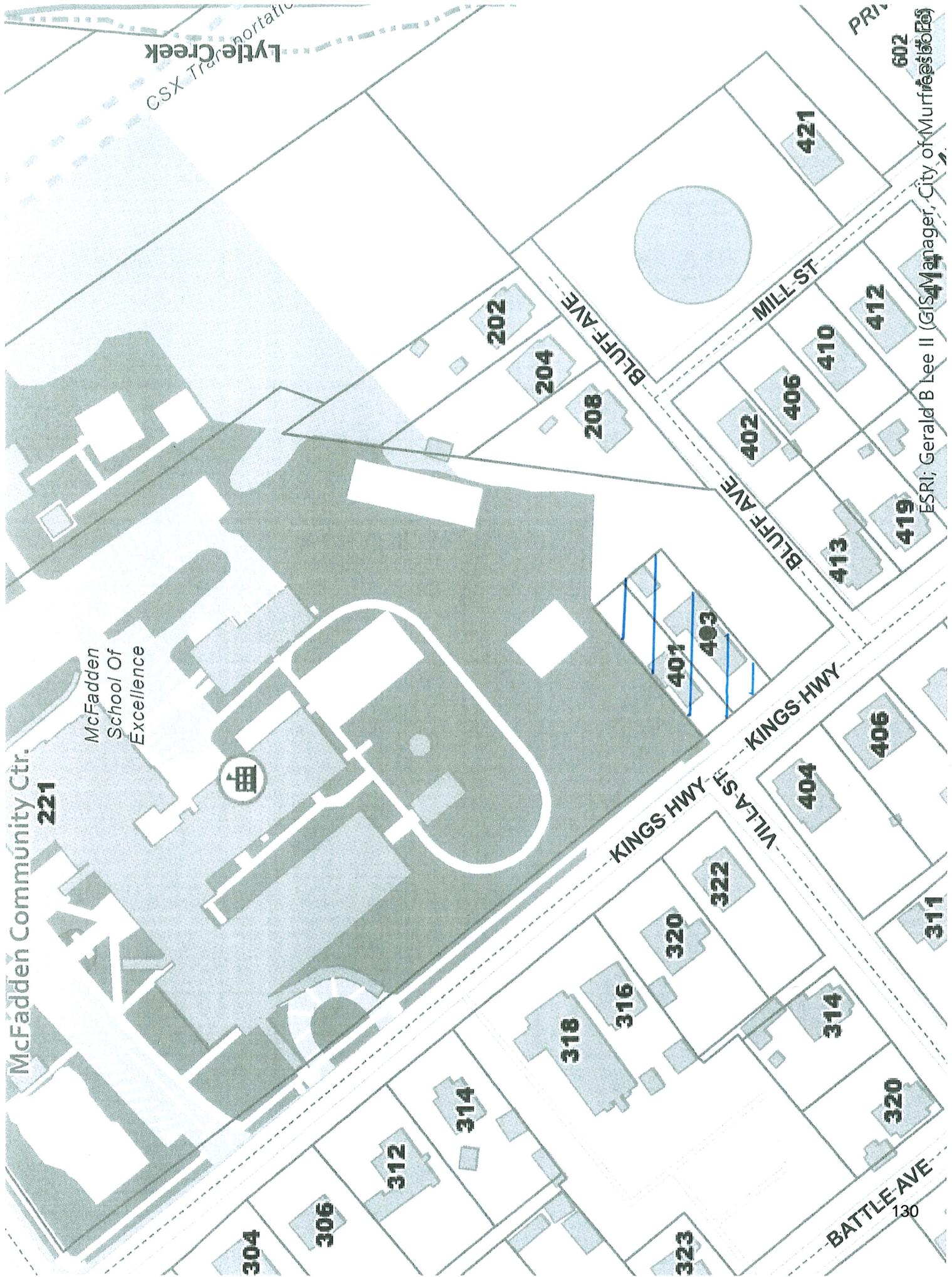
Date: _____

EXHIBIT “A”

McFadden Community Ctr.
221

McFadden
School Of
Excellence

Lytle Creek
CSX Transportation



304

306

312

314

318

316

320

322

323

320

314

311

KINGS HWY

KINGS HWY

BLUFF AVE

BLUFF AVE

MILL ST

BATTLE AVE

VILLA ST

406

404

413

419

412

410

402

406

208

204

202

421

602

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #:	R0056421	Jan 1st Owner Name:	
Owner Name:	BEECH STAN	Jan 1st Owner Name 2:	
Owner Name 2:		Jan 1st Owner Address:	
Owner Address:	2362 NORTH RD	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	MURFREESBORO, TN 37128		
Property Address:	403 KINGS HWY		
Jurisdiction:	515 - Murfreesboro		
Parcel #:	091N-A-009.00-000		
Subdivision:	WEST VIEW (KING RAGLAND) - WEST VIEW (KING RAGLAND)		
Lot #:			
Map Book:	DB 51-564-567		
Dimensions:	37.5 X 150		
Land Flag:	NODATA		
Units/Acres/Sites:	1.00000		
Class:	00 - Residential		
Land Mkt Value:	\$25,000		
Improvement Value:	\$142,400		
Yard Item Value:	\$4,200		
Total Market Appraisal:	\$171,600		
Assessment %:	%		
Assessment:	\$42,900		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Composition Shingle	1930	Allowance	Fair Plus

[View Square Footage](#)

Sale Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-13	100000.00	1814	1611		

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-04		1809	3663		
2019-04-02		1760	3678		
2019-04-02		67	623		
2019-04-02		WB67	623		
2019-04-02		WB67	626		

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #:	R0056422	Jan 1st Owner Name:	
Owner Name:	BEECH STAN	Jan 1st Owner Name 2:	
Owner Name 2:		Jan 1st Owner Address:	
Owner Address:	2362 NORTH RD	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	MURFREESBORO, TN 37128		
Property Address:	401 KINGS HWY		
Jurisdiction:	515 - Murfreesboro		
Parcel #:	091N-A-010.00-000		
Subdivision:	WEST VIEW (KING RAGLAND) - WEST VIEW (KING RAGLAND)		
Lot #:	50		
Map Book:	DB 51-564-567		
Dimensions:	37.5 X 150		
Land Flag:	NODATA		
Units/Acres/Sites:	1.00000		
Class:	00 - Residential		
Land Mkt Value:	\$25,000		
Improvement Value:	\$93,100		
Yard Item Value:	\$0		
Total Market Appraisal:	\$118,100		
Assessment %:	%		
Assessment:	\$29,525		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Composition Shingle	1930	Allowance	Fair Plus

[View Square Footage](#)

Sale Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-13	100000.00	1814	1611		
1989-07-21	17000.00	428	753		DYER JAMES W ETUX FLORINE

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2019-09-04		1809	3665		
2019-04-02		1760	3678		
2019-04-02		WB67	626		
1978-02-01	0.00	264	521		YOUNG WILLARD

REAL ESTATE PURCHASE AGREEMENT
(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 3rd day of October, 2025 ("Effective Date"), between Kenneth D. Haynes and Melanie J. Haynes (collectively "Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 202 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-006.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be 275,000. The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

- (1) For the costs to prepare the Warranty Deed; and
- (2) Seller's attorneys' fees.

(b) Buyer shall pay:

- by Buyer, if any;
- (1) Any transfer taxes on the deed;
 - (2) The costs of the title insurance;
 - (3) The costs of any Phase I environmental site assessment to be obtained
 - (4) The costs of a Survey of the Property;
 - (5) The costs of recording the deed; and
 - (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. § 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

- (1) 401 S Kings Highway, Murfreesboro, TN;
- (2) 403 S Kings Highway, Murfreesboro, TN;
- (3) 204 Bluff Avenue, Murfreesboro, TN; and
- (4) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Kenneth D. Haynes and Melanie J. Haynes
11679 Wm Zion Rd
(No P.O. Boxes)
Christiana Tn 37037
Telephone: *615-631-9633*
Email: *kenneth.d.haynes@gmail.com*

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Escrow Agent: Hudson, Reed & Christiansen, PLLC
(if required) 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"



Kenneth D. Haynes



Melanie J. Haynes
by Ken Haynes

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

McFadden Community Ctr.

221

McFadden School Of Excellence



Lytle Creek
CSX Transportation

304

306

312

314

318

316

320

322

323

320

314

311

KINGS HWY

KINGS HWY

VILLA ST

404

406

401

403

402

406

410

412

419

413

BLUFF AVE

MILL ST

421

202

204

208

PRIV.

602

ESRI; Gerald B Lee II (GIS Manager, City of Murfreesboro)

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #:	R0056418	Jan 1st Owner Name:	
Owner Name:	HAYNES KENNETH D	Jan 1st Owner Name 2:	
Owner Name 2:	MELANIE J	Jan 1st Owner Address:	
Owner Address:	11679 NEW ZION RD	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	CHRISTIANA, TN 37037		
Property Address:	202 BLUFF AVE		
Jurisdiction:	515 - Murfreesboro		
Parcel #:	091N-A-006.00-000		
Subdivision:	BRAGG & CANTRELL - BRAGG & CANTRELL		
Lot #:	40		
Map Book:	DB 67-269		
Dimensions:	LOT 40 BRAGG & CANTRELL DB 67 PG 269 50 X 239 IRR		
Land Flag:	NODATA		
Units/Acres/Sites:	1.00000		
Class:	00 - Residential		
Land Mkt Value:	\$26,000		
Improvement Value:	\$137,000		
Yard Item Value:	\$3,100		
Total Market Appraisal:	\$166,100		
Assessment %:	%		
Assessment:	\$41,525		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Drywall	Hip/Gable	Preformed Metal	1937	Allowance	Average

[View Square Footage](#)

Sale Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2018-08-23	40000.00	1704	1918	CHERRY BOYD G	

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
1982-04-28	0.00	311	3		CHERRY BOYD G

REAL ESTATE PURCHASE AGREEMENT

(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 6TH day of OCTOBER, 2025 ("Effective Date"), between James M. Patrick ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 208 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-008.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Three Hundred ~~Thousand~~ ^{thousand twenty-five} and ~~00/100~~ ^{thousand} Dollars (\$300,000.00). The Purchase Price shall be paid in cash at closing. ₂₅ ^{\$325,000.00}

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

- (1) For the costs to prepare the Warranty Deed; and
- (2) Seller's attorneys' fees.

(b) Buyer shall pay:

- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on

Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

(1) 401 S Kings Highway, Murfreesboro, TN;

(2) 403 S Kings Highway, Murfreesboro, TN;

(3) 202 Bluff Avenue, Murfreesboro, TN; and

(3) 204 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: James M. Patrick
7700 BROLEWOOD DRIVE
(No P.O. Boxes)
CHRISTIANA, TN 37037
Telephone: 615-218-9669
Email: jmpapex@gmail.com

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Escrow Agent: Hudson, Reed & Christiansen, PLLC
(if required) 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"



JAMES M. PATRICK

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

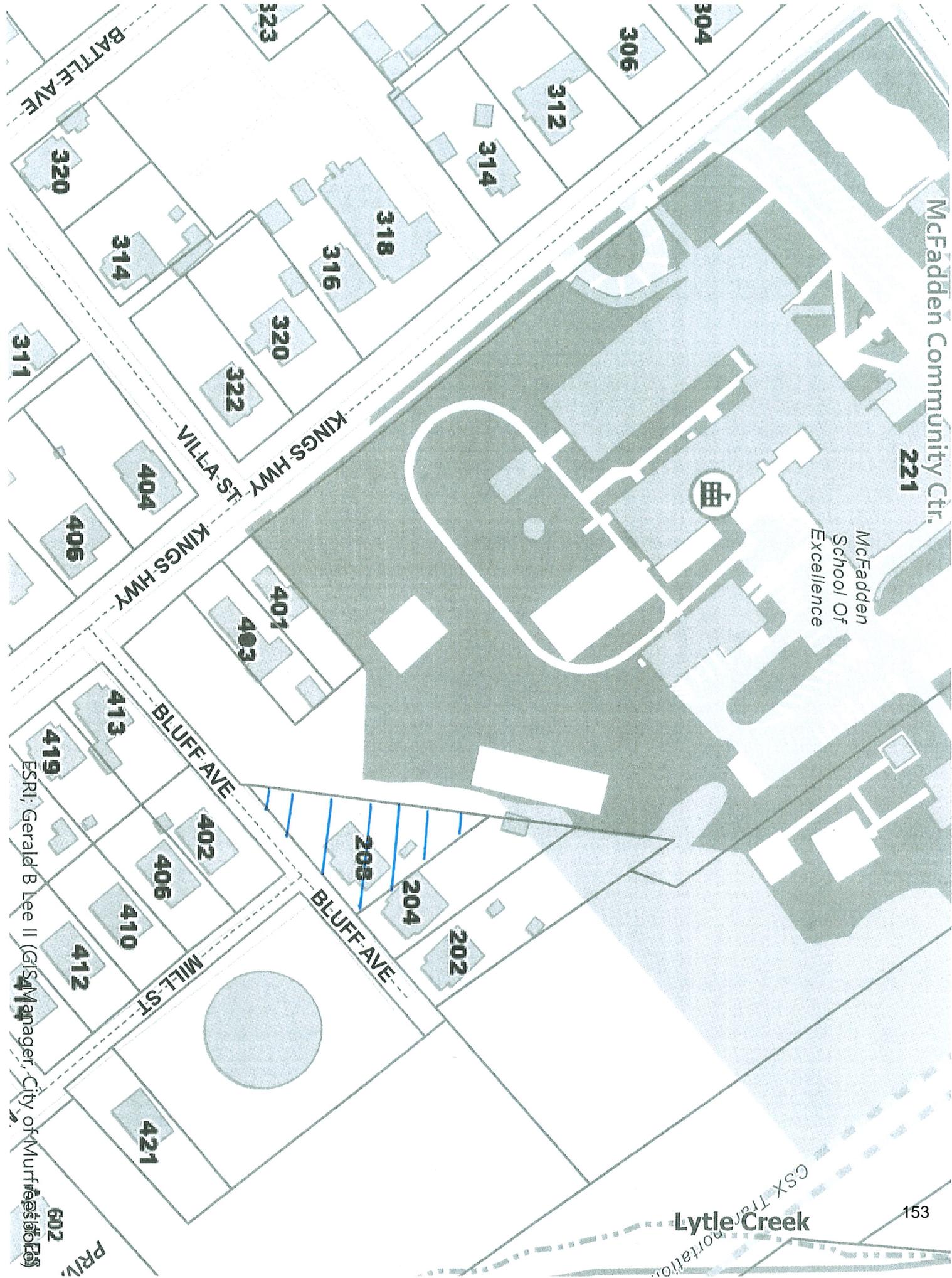
5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”



McFadden Community Ctr. 221

McFadden School Of Excellence

Lytle Creek

[Go Back to Search Page](#)

All data on this website represents the 2025 tax year.

Results GIS Maps Pictures

Account #:	R0056420	Jan 1st Owner Name:	
Owner Name:	PATRICK JAMES M	Jan 1st Owner Name 2:	
Owner Name 2:		Jan 1st Owner Address:	
Owner Address:	7700 BRIDLEWOOD DR	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	CHRISTIANA, TN 37037		
Property Address:	208 BLUFF AVE		
Jurisdiction:	515 - Murfreesboro		
Parcel #:	091N-A-008.00-000		
Subdivision:	BRAGG & CANTRELL - BRAGG & CANTRELL		
Lot #:	38		
Map Book:	DB 67-269		
Dimensions:	LOT 38 BRAGG AND CANTRELL ADD 146.5X211 IRR		
Land Flag:	NODATA		
Units/Acres/Sites:	1.00000		
Class:	00 - Residential		
Land Mkt Value:	\$25,000		
Improvement Value:	\$140,400		
Yard Item Value:	\$3,300		
Total Market Appraisal:	\$168,700		
Assessment %:	%		
Assessment:	\$42,175		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Vinyl	Paneling	Hip/Gable	Composition Shingle	1920	Allowance	Fair Plus

[View Square Footage](#)

Sale Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2002-11-01	23385.00	204	2506		PATRICK JAMES M AND DOUGLAS L PATRICK
2001-12-08	36900.00	126	1490		FIRST BANK NAT ASSO C/O EQUICREDIT CENTER

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2009-12-17	0.00	966	2007	PATRICK JAMES M AND DOUGLAS L PATRICK	PATRICK JAMES M
1996-08-23	0.00	581	776		GGANNON OTHO ETUX DIANNE
1982-06-21	0.00	312	37		GANNON LELA MAE P

Disclosure of Business Relationship

East Main Title, LLC is owned by Von M. Dotson. East Main Title, LLC has the following estimated fees:

\$525.00

- Closing Fee of ~~\$500.00~~ standard closing fee.
- Search Fee \$400.00 (if outside Rutherford, Williamson, or Davidson Counties).
- Search Update fee \$25.00
- Power of Attorney Fee \$50.00
- Title Insurance Rates are filed with the State, and are based on location, sales price, and loan amount.

- All fees are subject to change depending on the individual circumstances of the closing.

Property Address: 204 Bluff Avenue, Murfreesboro, Tennessee 37129-3511

Nelson Vaught

double verified
10/12/2018 12:00:00 PM
UFON HHC TDHR NNPP

Client Signature

Client Signature

Nelson Vaught

Printed Name

Printed Name

Date

Date

REAL ESTATE PURCHASE AGREEMENT

(Bluff Avenue, Murfreesboro, TN)

THIS AGREEMENT is made as of the 16th day of OCTOBER, 2025 ("Effective Date"), between Nelson Vaught ("Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 204 Bluff Avenue, Murfreesboro, Rutherford County, Tennessee consisting of approximately 1.00 acre, more or less, further identified as Parcel No. 091N-A-007.00-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment. The total Purchase Price shall be Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00). The Purchase Price shall be paid in cash at closing.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within three (3) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

(1) For the costs to prepare the Warranty Deed; and

(2) Seller's attorneys' fees.

(b) Buyer shall pay:



- (1) Any transfer taxes on the deed;
- (2) The costs of the title insurance;
- (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
- (4) The costs of a Survey of the Property;
- (5) The costs of recording the deed; and
- (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on



Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer closing on the purchase of the following properties simultaneously with this closing:

- (1) 401 S Kings Highway, Murfreesboro, TN;
- (2) 403 S Kings Highway, Murfreesboro, TN;
- (3) 202 Bluff Avenue, Murfreesboro, TN; and
- (4) 208 Bluff Avenue, Murfreesboro, TN

(f) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach.

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No commissions are due in regard to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Nelson Vaught
(No P.O. Boxes)
Telephone: (615) 295-1463
Email: nelsonvaught68@gmail.com

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to
Buyer's Counsel: Jeff Reed
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to
Escrow Agent:
(if required) Hudson, Reed & Christiansen, PLLC
16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"

Nelson Vaught

Please see ADDENDUM A (ATTACHED)



JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

FRANKLIN
O (615) 778-1818
F (615) 778-8808



MURFREESBORO
O (615) 895-8000
F (615) 895-0421

CLARKSVILLE
O (615) 225-3100
F (615) 225-7999

KELLER WILLIAMS

R E A L T O R S
Each Office is Independently Owned and Operated

CLARKSVILLE
O (615) 225-3100
F (615) 225-7999

ADDENDUM A

1 Property Address: 204 Bluff Avenue Murfreesboro 37129-3511
 2 Buyer: _____
 3 Seller: Nelson Vaught
 4 Buyer's Agent: _____
 5 Listing Agent: Von M. Dotson

6 This ADDENDUM between the undersigned parties is entered into and is effective as of the Date provided in the
 7 Purchase and Sales Agreement with an Effective Date or Offer Date of
 8 10/17/2025 for the purpose of changing, deleting, supplementing or adding terms to said Agreement. In consideration of
 9 mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby
 10 acknowledged, the parties agree as follows:

11 **Sales Price to be \$260,000.00** 

12 **Seller is allowed to remove both buildings, along with all plants, trees, and shrubbery.** 

13 **Buyer(s) to compensate Keller Williams Realty 3% of sales price at closing.**

14 **Seller to close with:**
 15 **East Main Title, LLC.**
 16 **201 East Main Street, Suite 315**
 17 **Murfreesboro, Tennessee 37130**
 18 **(615) 895-5397 Office**
 19 **Attn: Rachel Brown**
 20 **Rachel@eastmaintitle.com**

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This form is copyrighted and may only be used in real estate transactions in which Von M. Dotson is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615- 321-1477.



47 This Addendum is made a part of the Agreement as if quoted therein verbatim. Should the terms of this Addendum conflict
 48 with the terms of the Agreement or other documents executed prior to or simultaneous to the execution of this Addendum, the
 49 terms of this Addendum shall control, and the conflicting terms are hereby considered deleted and expressly waived by all
 50 parties. In all other respects, the Agreement shall remain in full force and effect.

51 The party(ies) below have signed and acknowledge receipt of a copy.

52 _____

53 **BUYER** _____ **BUYER** _____

54 **By:** _____ **By:** _____

55 **Title:** _____ **Title:** _____

56 **Entity:** _____ **Entity:** _____

57 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

58 **Date** _____ **Date** _____

59 The party(ies) below have signed and acknowledge receipt of a copy.

60 _____

61 **SELLER** *Nelson Vaught* _____ **SELLER** _____

62 **By:** _____ **By:** _____

63 **Title:** _____ **Title:** _____

64 **Entity:** _____ **Entity:** _____

65 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

66 **Date** _____ **Date** _____

68 The party(ies) below have signed and acknowledge receipt of a copy.

69 _____

70 **BUYER'S AGENT** _____ **FIRM / COMPANY** _____

71 _____ at _____ o'clock am/ pm _____

72 **Date** _____ **Address** _____

73

74 The party(ies) below have signed and acknowledge receipt of a copy.

75 _____

76 **LISTING AGENT** *Von M. Dotson* _____ **FIRM / COMPANY** *Keller Williams Realty* _____

77 _____ at _____ o'clock am/ pm _____ *450 St. Andrew Drive* _____

78 **Date** _____ **Address** *Murfreesboro TN 37128* _____

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

REAL ESTATE PURCHASE AGREEMENT
(4324 Blackman Road, Murfreesboro, TN)

THIS AGREEMENT is made as of the 29th day of Aug, 2025 ("Effective Date"), between Jeffrey S. Dismukes and Ruby Dianne Dismukes (collectively "Seller"), and the Rutherford County Board of Education ("Buyer").

Background

Buyer wishes to purchase property owned by Seller located at 4324 Blackman Road, Murfreesboro, Rutherford County, Tennessee consisting of approximately 86.08 acres, more or less, further identified as Parcel No. 071-011.03-000 in the Office of the Rutherford County Property Assessor, and as generally depicted on Exhibit "A", less an area of approximately 1.5 acres around Seller's personal home on an adjoining parcel to be retained by Seller, together with all trade names, franchises, licenses, permits, development rights and approvals, deposits, credits, petroleum and mineral interests and royalties, water rights and other intangibles owned or utilized by or for the benefit of Seller in connection therewith (the "Property").

Seller wishes to sell the Property to Buyer;

In consideration of the mutual agreements herein, and other good and valuable consideration, including the sum of Ten Dollars (\$10.00) paid to Seller by Buyer, the receipt of which is hereby acknowledged, Seller agrees to sell to Buyer and Buyer agrees to purchase the Property from Seller, subject to the following terms and conditions:

1. PURCHASE PRICE, PAYMENT, SURVEY

1.1 Purchase Price; Payment; Survey. The total Purchase Price shall be \$ 8,500,000 - 100. The Purchase Price shall be paid in cash at closing. The Buyer shall have a new survey of the Property prepared at Buyer's expense which will be utilized to convey title to the Property, and Buyer and Seller must mutually agree on an area of approximately 1.5 acres to be retained by Seller adjacent to Seller's personal house on an adjoining parcel.

1.2 Earnest Money Deposit. An earnest money deposit in the amount of Ten Thousand Dollars (\$10,000) ("Earnest Money Deposit") shall be deposited with Escrow Agent by Buyer within ten (10) business days after the Effective Date. All deposits made as earnest money shall be deemed included within the meaning of the term Earnest Money Deposit for all purposes. The Earnest Money Deposit shall be held as specifically provided in this Agreement and shall be applied to the Purchase Price at Closing.

1.3 Prorations. Ad valorem taxes and matters of income and expense, if any, and other items customarily prorated in transactions of this kind shall be prorated as of midnight of the day preceding the Closing Date. In the event the Property has been assessed for property tax purposes at such rates or with exemptions that would result in additional taxes and assessments for prior tax years or for the Closing tax year being assessed because of supplemental taxes resulting from delayed assessments or other causes, including without limitation Buyer's change in land usage or the change in ownership of the Property attributable to Buyer's acquisition of the Property (known variously as "rollback", "agricultural recoupment" or "school board revaluation" taxes), Seller shall pay all such taxes and assessments when due, prorated as of midnight of the day preceding the Closing Date.

1.4 Closing Costs.

(a) Seller shall pay:

(1) For the costs to prepare the Warranty Deed; and

- (2) Seller's attorneys' fees.
- (b) Buyer shall pay:
- (1) Any transfer taxes on the deed;
 - (2) The costs of the title insurance;
 - (3) The costs of any Phase I environmental site assessment to be obtained by Buyer, if any;
 - (4) The costs of a Survey of the Property;
 - (5) The costs of recording the deed; and
 - (6) Buyer's attorneys' fees.

2. INSPECTION PERIOD AND CLOSING

2.1 Inspection Period. Buyer shall have an Inspection Period which begins on the next business day following the date upon which the Agreement, fully executed by Seller, Buyer and Escrow Agent, has been received by Buyer (the "Effective Date") and ends at midnight one hundred eighty (180) days later ("Inspection Period"). Buyer shall have the Inspection Period within which to physically inspect the Property, to conduct its due diligence and to inspect all books, records and accounts of Seller related thereto. Buyer and Buyer's officers, employees, consultants, attorneys and other authorized representatives, shall have the right to reasonable access to the Property and to all records of Seller related thereto (including without limitation title information, surveys, environmental assessment reports and other information concerning the condition of the Property), at reasonable times during the Inspection Period for the purpose of inspecting the Property, taking soil and ground water samples, conducting hazardous materials and wetlands inspections, tests and assessments, reviewing the books and records of Seller concerning the Property and otherwise conducting its due diligence review of the Property. Buyer hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics or construction liens caused or created by Buyer and its agents and contractors in the conduct of such inspections and investigations, other than pre-existing conditions merely discovered by Buyer or its agents or contractors. Buyer will restore Seller's property to a clean and level condition after any studies, testing or inspections Buyer has performed on the Property, and shall repair any damage cause by said studies, testing or inspections. Seller shall cooperate with and assist Buyer in making such inspections and reviews. Seller shall make available to Buyer such of the foregoing as may be in Seller's possession in order to facilitate Buyer's due diligence. Seller shall give Buyer any authorizations which may be required by Buyer in order to gain access to records or other information pertaining to the Property or the use thereof maintained by any third party, governmental or quasi-governmental authorities or organizations. The indemnities contained in this section shall survive the termination of this Agreement. Buyer shall have the option to extend the Inspection Period for two (2) thirty (30) day periods by providing written notice to the Seller prior to the expiration of the then Inspection Period.

2.2 Buyer's Termination Right. Within the Inspection Period, Buyer may, in its sole discretion, for any reason or for no reason, elect whether or not to proceed with closing under this Agreement, which election shall be made by written notice to proceed to Seller given within the Inspection Period. If such notice is not timely given, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder, except any which expressly survive termination, shall terminate, whereupon Escrow Agent shall forthwith return to Buyer the Earnest Money Deposit. If such notice to proceed is timely given to Seller, this Agreement and all rights, duties and obligations of Buyer and Seller hereunder (including without limitation their respective obligations to close the transaction), shall, subject to the terms and conditions hereof, become fully binding and the Earnest Money Deposit shall become

nonrefundable except for the failure of a closing condition or the default of Seller hereunder. If Buyer terminates, Buyer shall provide Seller copies of any surveys, studies, inspections, or testing Buyer has had performed on the Property, but the same shall be provided without warranty and the Buyer cannot verify the accuracy of any such surveys, studies, inspections, or testing.

2.3 Time and Place of Closing. The Closing shall take place at the offices of Escrow Agent at 10:00 A.M. no later than thirty (30) days after the end of the Inspection Period as extended.

3. WARRANTIES, REPRESENTATIONS AND COVENANTS OF SELLER

Seller warrants and represents as follows as of the date of this Agreement and as of the Closing and where indicated covenants and agrees as follows:

3.1 Title. Seller is the owner in fee simple of all of the Property.

3.2 Eminent Domain/Condemnation. No condemnation or eminent domain proceedings are now pending or threatened concerning the Property, and Seller has received no notice from any governmental agency or authority or other potential condemnor concerning any right-of-way, utility or other taking which may affect the Property.

3.3 Environmental Matters. To the best of Seller's knowledge the Property does not now contain nor has the Property contained any underground storage tanks, material amounts of hazardous material or landfills. Seller has used no hazardous material at the Property nor has Seller permitted any other person to do so. To the best of Seller's knowledge the Property contains no vegetation, animal species or significant historic/archaeological sites which are subject to special regulations or limitations under local, state or federal laws, regulations or orders.

3.4 Foreign Investment and Real Property Tax Act. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code, or under any comparable state statutes which are applicable to this transaction. At Closing Seller will execute and deliver to Buyer an affidavit regarding such matters. If Seller fails to execute and deliver such affidavit, Buyer may deduct and withhold from the Purchase Price such amounts as Buyer may be required to withhold in order to satisfy any of Buyer's tax withholding obligations under such statutes or regulations promulgated pursuant thereto.

4. POSSESSION; RISK OF LOSS

4.1 Possession. Possession of the Property will be transferred to Buyer at the conclusion of the Closing.

4.2 Risk of Loss. All risk of loss to the Property shall remain upon Seller until the conclusion of the Closing. If, before Closing, any material portion of the Property is damaged by casualty, or if any material portion of the Property is taken or threatened by eminent domain, or if there is a material obstruction of access by virtue of a taking by eminent domain, Seller shall, within ten (10) days of such damage or taking, notify Buyer thereof and Buyer shall have the option to:

(a) terminate this Agreement upon notice to Seller given within ten (10) business days after such notice from Seller, in which case Buyer shall receive a return of the Earnest Money Deposit; or

(b) proceed with the purchase of the Property, in which event Seller shall assign to Buyer all Seller's right, title and interest in all amounts due or collected by Seller under applicable insurance policies or as condemnation awards. In such event, the Purchase Price shall be reduced by the amount of any insurance deductible to the extent it reduces the insurance proceeds payable.

4.3 USA Patriot Act.

(a) None of the funds to be used for payment by Buyer of the Purchase Price will be subject to 18 U.S.C. §§ 1956-1957 (Laundering of Money Instruments), 18 U.S.C. §§ 981-986 (Federal Asset Forfeiture), 18 U.S.C. §§ 881 (Drug Property Seizure), Executive Order Number 13224 on Terrorism Financing, effective September 24, 2001, or the United and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (the "US Patriot Act").

(b) Buyer is not, and will not become, a person or entity with whom U.S. persons are restricted from doing business with under the regulations of the Office of Foreign Asset Control ("OFAC") of the Department of Treasury (including those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism), the USA Patriot Act, or other governmental action.

5. TITLE MATTERS

Within ten (10) days after the Effective Date, Seller shall deliver to Buyer's counsel copies of any title information, including prior title policies and surveys, in Seller's possession. During the Inspection Period Buyer may order a title insurance commitment from a national title insurance company acceptable to it and a current survey from a reputable surveyor. Buyer will have thirty (30) business days after its receipt of both the title insurance commitment and survey within which to notify Seller in writing of any conditions, defects, encroachments or other objections to title or survey which are not acceptable to Buyer. Any matter disclosed by the title insurance commitment (other than liens removable by the payment of money) or by the survey which is not timely specified in Buyer's written notice to Seller shall be deemed a "Permitted Exception". Seller shall use reasonable and diligent efforts to cure all objections to title or survey by Closing. If such title defects and/or objections are not cured within said period, Buyer may (i) refuse to purchase the Property, terminate this Agreement and receive a return of the Earnest Money Deposit; or (ii) waive such objection(s) and close the purchase of the Property subject to them.

6. CONDITIONS PRECEDENT

6.1 Conditions Precedent to Buyer's Obligations. The obligations of Buyer under this Agreement are subject to satisfaction or written waiver by Buyer of each of the following conditions or requirements on or before the Closing Date:

(a) The title insurance commitment shall have been issued and "marked down" through Closing, subject only to Permitted Exceptions.

(b) The physical and environmental condition of the Property shall not have materially changed from the Effective Date, ordinary wear and tear excepted.

(c) Buyer must be able to extend water, sewer and electric utilities to the boundary of the Property with adequate capacity for Buyer's proposed use of the Property.

(d) Approval of the purchase of the Property and funding for the purchase of the same by the Rutherford County Commission and Rutherford County Board of Education.

(e) Buyer shall have received the following in form reasonably satisfactory to Buyer:

(1) A warranty deed in proper form for recording, duly executed, witnessed and acknowledged, and insured by the title insurance company, so as to convey to Buyer the fee simple title to the Property, subject only to the Permitted Exceptions; and

(2) An owner's affidavit, non-foreign affidavit and such further instruments of conveyance, transfer and assignment and other documents as may reasonably be required by the title insurance company in order to effectuate the provisions of this Agreement and the consummation of the transactions contemplated herein; and

(3) Such other documents as Buyer or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

If any of the above contingencies are not satisfied to Buyer's satisfaction within Buyer's sole discretion, the Buyer may elect to either: (1) terminate this Agreement and receive a full refund of the Earnest Money Deposit; or (2) extend this Agreement by an additional thirty (30) days to give Seller time to satisfy the contingency, or (3) waive the contingency and proceed to closing.

6.2 Conditions Precedent to Seller's Obligations. The obligations of Seller under this Agreement are subject to Buyer having delivered to Seller at or prior to the Closing the balance of the Purchase Price and such other documents as Seller or the title insurance company may reasonably request to effect the transactions contemplated by this Agreement.

7. BREACH; REMEDIES

7.1 Breach by Seller. In the event of a breach of Seller's covenants or warranties herein and the failure of Seller to cure such breach within the time provided for Closing, Buyer may, at Buyer's election (i) terminate this Agreement and receive a return of the Earnest Money Deposit, and the parties shall have no further rights or obligations under this Agreement (except as survive termination); (ii) enforce this Agreement by suit for specific performance; or (iii) waive such breach and close the purchase contemplated hereby, notwithstanding such breach..

7.2 Breach by Buyer. In the event of a breach of Buyer's covenants or warranties herein and the failure of Buyer to cure such breach within the time provided for Closing, Seller's sole legal and equitable remedy shall be to terminate this Agreement and retain Buyer's Earnest Money Deposit as AGREED LIQUIDATED DAMAGES for such breach, and upon payment in full to Seller of such Earnest Money Deposit, the parties shall have no further rights, claims, liabilities or obligations under this Agreement (except as survive termination). *BUYER AND SELLER AGREE THAT IT WOULD BE IMPRACTICAL AND EXTREMELY DIFFICULT TO ESTIMATE THE DAMAGES SUFFERED BY SELLER AS A RESULT OF BUYER'S FAILURE TO COMPLETE THE PURCHASE OF THE PROPERTY PURSUANT TO THIS AGREEMENT, AND THAT UNDER THE CIRCUMSTANCES EXISTING AS OF THE DATE OF THIS AGREEMENT, THE LIQUIDATED DAMAGES PROVIDED FOR IN THIS SECTION REPRESENT A REASONABLE ESTIMATE OF THE DAMAGES WHICH SELLER WILL INCUR AS A RESULT OF SUCH FAILURE. THEREFORE, BUYER AND SELLER DO HEREBY AGREE THAT A REASONABLE ESTIMATE OF THE TOTAL NET DETRIMENT THAT SELLER WOULD SUFFER IN THE EVENT THAT BUYER DEFAULTS AND FAILS TO COMPLETE THE PURCHASE OF THE PROPERTY IS AN AMOUNT EQUAL TO THE EARNEST MONEY DEPOSIT (WHICH INCLUDES ANY ACCRUED INTEREST THEREON). SAID AMOUNT WILL BE THE FULL, AGREED AND LIQUIDATED DAMAGES FOR THE BREACH OF THIS AGREEMENT BY BUYER. THE PAYMENT OF SUCH AMOUNT AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER.*

8. MISCELLANEOUS

8.1 Commissions. No Commissions are due in regards to this sale.

8.2 Notices. All notices and demands of any kind which either party may be required or may desire to serve upon the other party in connection with this Agreement shall be in writing, signed by the party or its counsel identified below, and shall be served (as an alternative to personal service) by

registered or certified mail, overnight courier service or facsimile transmission (followed promptly by personal service or mailing of a hard copy), at the addresses set forth below:

As to Seller: Jeffrey S. Dismukes and Ruby Dianne Dismukes
4604 Blackman Rd
(No P.O. Boxes)
Murfreesboro, TN
Telephone: _____
Email: _____

As to Buyer: Rutherford County Board of Education
Attn: James Sullivan
2240 Southgate Blvd.
Murfreesboro, TN 37128

With a copy to Jeff Reed
Buyer's Counsel: 16 Public Square North
Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135
Email: jreed@mborolaw.com

With a copy to Hudson, Reed & Christiansen, PLLC
Escrow Agent: 16 Public Square North
(if required) Murfreesboro, TN 37130
Telephone: (615) 893-5522
Facsimile: (615) 849-2135

Any such notice or demand so served, shall constitute proper notice hereunder upon delivery to the United States Postal Service or to such overnight courier, or by confirmation of the facsimile transmission.

8.3 Time. Time is of the essence of this Agreement, provided that if any date upon which some action, notice or response is required of any party hereunder occurs on a weekend, state holiday, or national holiday, such action, notice or response shall not be required until the next succeeding business day.

8.4 Governing Law. This Agreement shall be governed by the laws of the state in which the Property is located.

8.5 Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and permitted assigns of the parties. The Buyer may assign Buyer's rights and obligations under this Agreement to Rutherford County. Except as to Rutherford County, no third parties, including any brokers or creditors, shall be beneficiaries hereof or entitled to any rights or benefits hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

"BUYER"

RUTHERFORD COUNTY BOARD OF EDUCATION

By: _____
Claire D. Maxwell, Chairman

"SELLER"

Jeffrey S. Dismukes
JEFFREY S. DISMUKES

Ruby Dianne Dismukes
RUBY DIANNE DISMUKES

JOINDER OF ESCROW AGENT

1. Duties. Escrow Agent joins herein for the purpose of agreeing to comply with the terms hereof insofar as they apply to Escrow Agent. Escrow Agent shall receive and hold the Earnest Money Deposit in trust, to be disposed of in accordance with the provisions of this joinder and the foregoing Agreement.

2. Indemnity. Escrow Agent shall not be liable to any party except for claims resulting from the negligence or willful misconduct of Escrow Agent. If the escrow is the subject of any controversy or litigation, the parties to the Agreement shall jointly and severally indemnify and hold Escrow Agent harmless from and against any and all loss, cost, damage, liability or expense, including costs of reasonable attorneys' fees to which Escrow Agent may be put or which Escrow Agent may incur by reason of or in connection with such controversy or litigation, except to the extent it is determined that such controversy or litigation resulted from Escrow Agent's negligence or willful misconduct. If the indemnity amounts payable hereunder result from the fault of Buyer or Seller (or their respective agents), the party at fault shall pay and hold the other party harmless against such amounts.

3. Conflicting Demands. If conflicting demands are made upon Escrow Agent or if Escrow Agent is uncertain with respect to the escrow, the parties to the Agreement expressly agree that Escrow Agent shall have the absolute right to do either or both of the following: (i) withhold and stop all proceedings in performance of this escrow and await settlement of the controversy by final appropriate legal proceedings or otherwise as it may require; or (ii) file suit for declaratory relief and/or interpleader and obtain an order from the court requiring the parties to interplead and litigate in such court their several claims and rights between themselves. Upon the filing of any such declaratory relief or interpleader suit and tender of the Earnest Money Deposit to the court, Escrow Agent shall thereupon be fully released and discharged from any and all obligations to further perform the duties or obligations imposed upon it. Buyer and Seller agree to respond promptly in writing to any request by Escrow Agent for clarification, consent or instructions. Any action proposed to be taken by Escrow Agent for which approval of Buyer and/or Seller is requested shall be considered approved by the particular party if Escrow Agent does not receive written notice of disapproval within five (5) business days after a written request for approval is received by the party whose approval is being requested. Escrow Agent shall not be required to take any action for which approval of Buyer and/or Seller has been sought unless such approval has been received. No notice by Buyer or Seller to Escrow Agent of disapproval of a proposed action shall affect the right of Escrow Agent to take any action as to which such approval is not required.

4. Tax Identification. Seller and Buyer shall provide to Escrow Agent appropriate Federal tax identification numbers.

5. Continuing Counsel. Seller acknowledges that Escrow Agent is counsel to Buyer herein and Seller agrees that in the event of a dispute hereunder or otherwise between Seller and Buyer, Escrow Agent may continue to represent Buyer notwithstanding that it is acting and will continue to act as Escrow Agent hereunder, it being acknowledged by all parties that Escrow Agent's duties hereunder are ministerial in nature.

HUDSON, REED & CHRISTIANSEN, PLLC

By: _____
Its Authorized Agent

Date: _____

EXHIBIT “A”

All data on this website represents the 2025 tax year.

[Results](#) [GIS Maps](#) [Pictures](#)

Account #: R0134257
 Owner Name: DISMUKES JEFFREY S
 Owner Name 2: RUBY DIANNE
 Owner Address: 4604 BLACKMAN RD
 Owner Address 2:
 City, State, Zip: MURFREESBORO, TN 37129
 Property Address: 4324 BLACKMAN RD
 Jurisdiction: 000 - Rutherford
 Parcel #: 071-011.03-000
 Subdivision: G S DISMUKES & BARBARA W DISMUKES RLT WEST OF I24 - G S DISMUKES & BARBARA W DISMUKES RLT WEST OF I24
 Lot #:
 Map Book: 44-281
 Dimensions: NODATA
 Land Flag: NODATA
 Units/Acres/Sites: 86.08000
 Class: 11 - Agricultural
 Land Mkt Value: \$287,600
 Improvement Value: \$202,300
 Yard Item Value: \$54,500
 Total Market Appraisal: \$544,400
 Assessment %: %
 Assessment: \$136,100
 Greenbelt Value: NODATA

Jan 1st Owner Name:
 Jan 1st Owner Name 2:
 Jan 1st Owner Address:
 Jan 1st Owner Address 2:
 Jan 1st City, State, Zip: NODAT

[Pay your County Taxes Online](#)
[See your estimated County tax bill](#)

Building Information

[View Square Footage](#)

Sale Information

Non-Sale Document Information

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2024-03-20	0.00	2421	2573		
2024-02-19	0.00	2413	3297		
1994-12-26	0.00	540	556		DISMUKES G S ETUX BARBARA REVOCABLE LIVING TRUST THE



ES.RI. Gerald B. Lee II, GIS Manager, City of Murfreesboro