

SPRING HILL HISTORIC COMMISSION AGENDA APPLICATION

Date: 4-19-2024
Name of Applicant: BARBARA JENKINS Phone: 615-429-6870
Address: 3035 Reserve Blvd, SPRING HILL TN 37174
Name of Property Owner: SAME - BARBARA JENKINS TRUST Phone: _____
Address: (home) 5057 Kingsview Ct. Nashville, TN 37220

Maury Co. Williamson Co. Tax Map: _____ Parcel #: _____

SECTION 1 - Request for Designation of Historically Significant Site:

I, BARBARA JENKINS, pursuant to Municipal Code Title 2, Chapter 4, Section 2-406, request that the property and/or site located at 3035 Reserve Blvd, Spring Hill, TN 37174, be designated by the City of Spring Hill as a Historically Significant Site.

The aforementioned property and/or site is (check all that apply, provide additional detail as necessary):

- Are associated with events that have made a significant contribution to the broad patterns of our history or is associated with the lives of persons significant in our past;
- A birthplace or grave of a historical figure of outstanding importance;
- Embody the distinctive characteristics of a type, period or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction;
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- A religious property with historic importance;
- A cemetery; or
- Other (Please specify): _____

This form, along with (7) copies of the description of the property or properties in question must be filed with any applicable fee, fourteen (14) days prior to the Historic Commission meeting in order to be placed on the agenda.

Barbara Jenkins
Applicant's Signature

Date Received by Historic Commission: 4/19/24
Placed on Historic Commission Agenda for meeting to be held on: May 9
at 6 p.m.

Recommended Not Recommended

Secretary of Historic Commission



GIS Map

PDF

< Return to Results

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2024

County Information

County Number: 060

Reappraisal Year: 2022

Property Owner and Mailing Address

January 1 Owner

JENKINS BARBARA TRUSTEE
5057 KINGSVIEW CT
NASHVILLE TN 37220

Property Location

Address: RESERVE BLVD 3035

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
028		023.00		000

Value Information

Land Market Value:	\$75,000
Improvement Value:	\$661,300
Total Market Appraisal:	\$736,300
Assessment Percentage:	40%
Assessment:	\$294,520

*Need 21929
1885 Court Case*

Interior Finish: 07 - DRYWALL

Bath Tiles: 00 - NONE

Shape: 01 - RECTANGLE

Stories: 1.00

Actual Year Built: 1982

Plumbing Fixtures: 3

Condition: AV - AVERAGE

Floor System: 01 - SLAB ON GRADE

Roof Cover/Deck: 03 - COMPOSITION SHINGLE

Floor Finish: 01 - CONCRETE FINISH

Paint/Decor: 03 - AVERAGE

Electrical: 03 - AVERAGE

Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	832
BMU - BASEMENT UNFINISHED	832

Building Sketch: 

Condition: AV - AVERAGE

Floor System: 04 - WOOD W/ SUB FLOOR

Roof Cover/Deck: 00 - CORRUGATED METAL

Floor Finish: 09 - HARDWOOD/PARQUE

Paint/Decor: 05 - MAXIMUM

Electrical: 05 - MAXIMUM

Structural Frame: 00 - NONE

Building Areas

Areas	Square Feet
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BAS - BASE	3,111
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USF - UPPER STORY FINISHED	2,128
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EPF - ENCLOSED PORCH FINISHED	320
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OPF - OPEN PORCH FINISHED	200
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OPF - OPEN PORCH FINISHED	25
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Building Sketch: 

Sale Date	Price	Book	Page	Vacant/Improved	Ty In: ?
4/5/1993	\$145,000	15	278	I - IMPROVED	WI W, DE
6/2/1989	\$10	813	579	I - IMPROVED	WI W, DE

7/24/1982 \$0 689 178 *Tenell to Jenkins*
T1 537 44 Jackson to Tenell (house + yard)
T2 537 41 Boatright to Tenell
 5/5/1972 → 10/21/29 177 543 ** to LC Boatright (H)*
→ Beady (W)

Land Information
Rymanud, Pauline Boatright
from Mollie Od. 1
Mrs May Caldwell estate
9/1885 2L Wade vs Sem Pointe Lot 3 1/4
Dork

Deed Acres: 5
Calculated Acres: 0
Total Land Units: 5

Land Code	Soil Class	Units
10 COM		5.00

Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



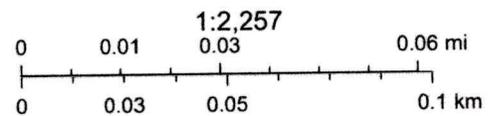
Our Mission: Make Government Work Better

Maury County - Parcel: 028 023.00



Date: March 28, 2024

County: Maury
Owner: JENKINS BARBARA TRUSTEE
Address: RESERVE BLVD 3035 3037
Parcel Number: 028 023.00
Deeded Acreage: 5
Calculated Acreage: 0



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The property lines are compiled from information maintained by your local

HISTORY of THE FARMHOUSE in SPRING HILL, TN

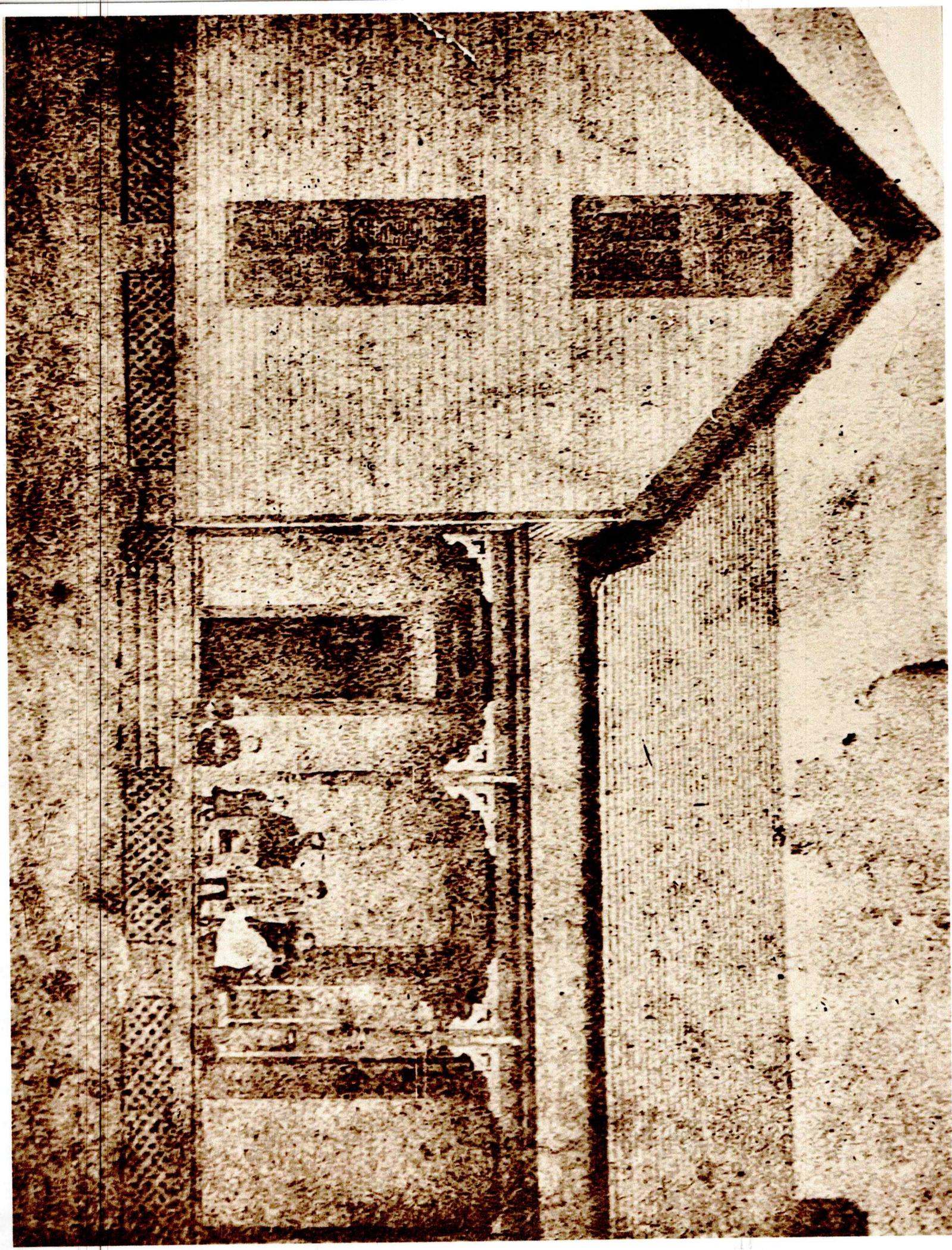
The historic farmhouse at 3035 Reserve Blvd, Spring Hill, TN was built in the mid-1800's and has survived almost 200 years. The farmhouse sits on 5 scenic and pastoral acres in the fast growing city of Spring Hill, TN at the corner of The Saturn Parkway, Kedron Road and Reserve Blvd. The property is owned by The Family Trust of Barbara Jenkins. Four families have owned the property since the land grants—The Odil's, Boatwright's, Terrill's, and Jenkins'. The attached photo shows the Odil family in 1892. (L to R: James Polk Odil, Will Fountain, Guy Blackburn Odil, Andrew Polk Odil, Susan Elizabeth Odil, Mary Elizabeth, the mother (also called Mollie) and baby Mary.

The Jenkins' purchased the property in 1982 from The Terrill's, some ninety years after the Odil family picture was taken. The Jenkins' took two years to restore the farmhouse and were careful to leave many original features in tact, such as fireplaces, fireplace mantels, wainscoting, tongue and groove ceilings, etc. Most of the metal roof is original from the 1800's. The front porch posts, Victorian lattice work, and elegant carved front door are all original from when the house was built. There are walnut floors downstairs and yellow pine floors upstairs. The fireplaces are made with handmade brick and mud mortar from the 1800's. For safety reasons, today they are decorative only. The long narrow windows common to old farmhouses back then have been replaced with custom energy efficient windows to fit the openings. In the Library area, the walls and book shelves are solid cherry grown and milled in Maury County. Civil War relics are on display in a shadow box. They were found in the fields around the farmhouse and where Civil War Troops marched across the land to the famous Battle of Franklin.

The vaulted area in the farmhouse is like a sweeping cathedral and was added in 1982. The post and beam addition was designed after old European structures that have stood for thousands of years. The red oak beams from New Hampshire are held together by pegs—not nails. The stunning stained-glass window came from an 1848 quilt pattern in Massachusetts with a basket of flowers across the top. Along the border of the window are state flowers from states the Jenkins walked across in their 1970's bestseller '*The Walk West*'. Sydney McClain from Columbia, Tn was the glass artist who made the masterpiece. The State Flower of Tennessee is also included.

The winding staircase is a masterpiece. John Frano, a New England craftsman, built the hand-pressed, steamed, and hand-pegged winding staircase from oak and mahogany. After building staircases for the Rockefeller's, the farmhouse staircase was his last work. Adjacent to the staircase is a stacked stone wall with 'one-big-rock' for a mantel from a Maury County creek.

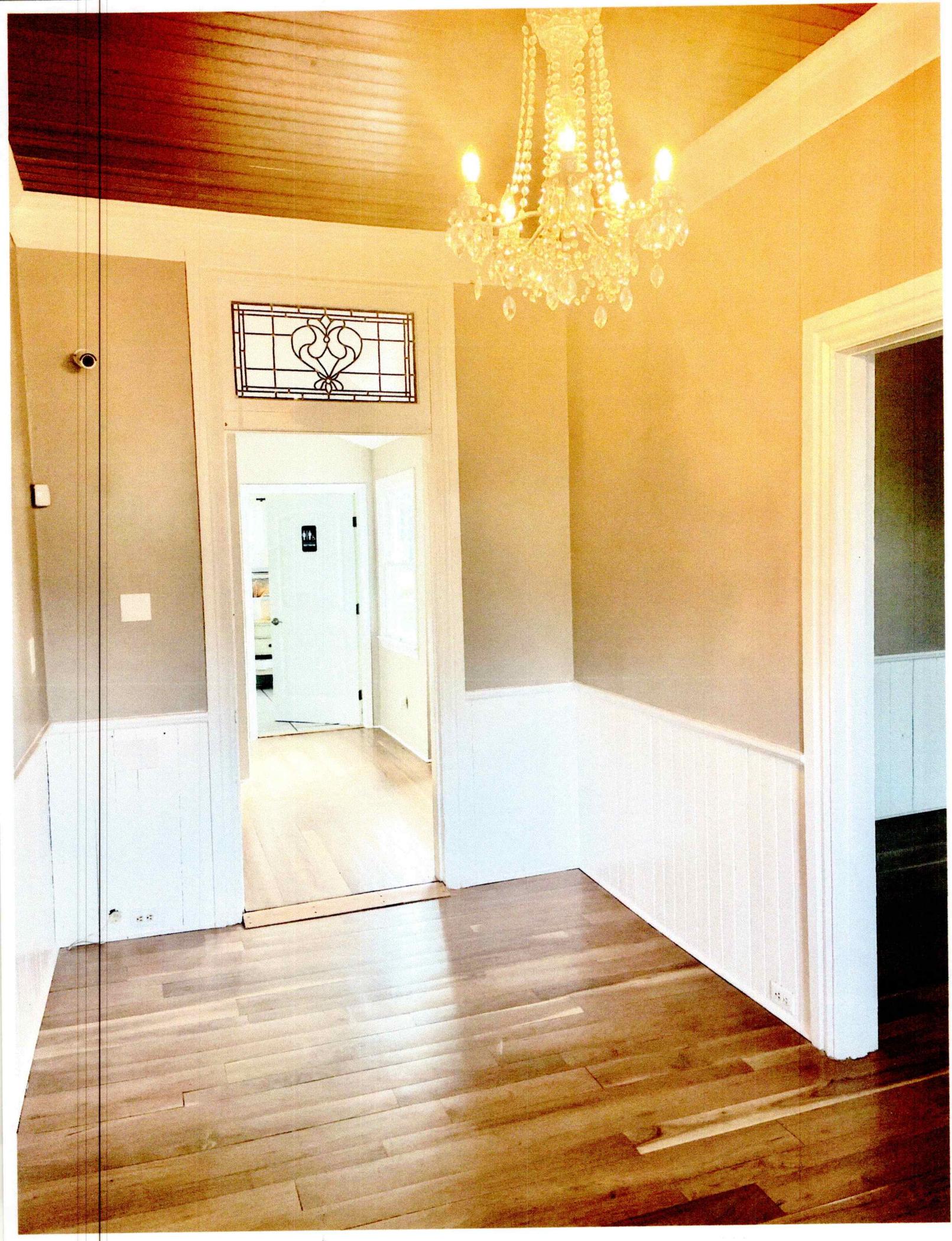
The museum murals in the (far right) front room were a gift from William Morrow Publishers, N.Y. The murals are a picture of farm work in the 1800's where farmers used pitchforks for hay and mules to pull the wagons. Tennessee mules are famous and continue to be used for trail rides in the Grand Canyon.











Odil's Store (L-R)
Main St
Children of A.D. & Mollie Odil
Jim Odil, Martin Dodson
Mary Odil, Will Odil



Jim lived @ 5323 Main St (Designated 4/23)
Will lived @ 2486 Depot St (Designated 4/23)

1982
 Terrell to Jenkins

Installment Deed

ADDRESS NEW OWNER (S) AS FOLLOWS: Peter Jenkins et ux		SEND TAX BILLS TO: Same	MAP PARCEL NUMBERS Map 28
(NAME): Kedron Road		(NAME):	Par. 2000 and
(STREET ADDRESS OR ROUTE NUMBER) Spring Hill, Tennessee 37174		(STREET ADDRESS)	Map 28
(CITY)	(STATE)	(ZIP)	Par. 2300

FOR AND IN CONSIDERATION of the sum of Dollars,
 One Hundred Eighty-eight Thousand and NO/100 (\$188,000.00)
 of which Dollars, has been paid in cash,
 Forty-five Thousand and NO/100 (\$45,000.00)
 the receipt of which is hereby acknowledged, and for the remainder Dollars,
 One Hundred Forty-three Thousand and NO/100 (\$143,000.00)
 Peter Jenkins and wife, Barbara Jenkins, have executed
 one note of even date in the amount of \$143,000.00 payable to the order of
 Helen A. Terrell. Said \$143,000.00 note is payable in semi-annual installments
 (principal and interest) as specified in said note, the first semi-annual install-
 ment being due and payable on the first (1st) day of February, 1983 and on the
 1st day of each and every August and February thereafter until said indebtedness
 is paid in full.

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is
 expressly retained on the land herein conveyed,
 Marvin J. Terrell and wife, Helen A. Terrell
 have this day bargained and sold, and do hereby transfer and convey unto the said Peter Jenkins and wife, Barbara
 Jenkins,
 the Grantees herein, their (successors), heirs and assigns,
 certain real estate in ~~DeKalb~~ Maury County, Tennessee, as follows:

Property located in the Third Civil District of Maury
 County, Tennessee, and described as follows:

TRACT I:
 BEGINNING at a stake by a fence post on the East margin
 of the New Kedron Pike and in Clyde Harris' S.W. corner,
 thence with the North margin of said Kedron Pike S. 4
 degrees E. 452 feet to a stake on the North margin of
 said Pike and West margin of Old Kedron Pike; thence with
 Old Kedron Pike N. 9 degrees East 440.4 feet to a point
 in the center of said Old Pike at Harris' S. E. corner;
 thence with Harris N. 80 degrees 40 min. W. 100.7 feet
 to beginning, containing .5 of an acre.

BEING the same property conveyed to Marvin J. Terrell
 and wife, Helen A. Terrell, by deed from Cyril Douglas
 Jackson and wife, Louise Jackson, of record in Book
 537, page 44, Register's Office for Maury County,
 Tennessee.

TRACT II:
 CONSISTING of 133.78 acres, more or less, located about
 eleven miles from Columbia, on Spring Hill-Kedron Pike,
 bounded and described as follows:

BEGINNING at a stone in the north margin of the afore-
 said pike at the northwest corner of the tract and
 J. O. Norton's south boundary line; thence with said
 pike south 7 1/2 degrees west 15.94 chains; thence
 south 2 degrees west 4 chains; to a stake at Emery
 Sharber's corner; thence south 87 degrees east 40
 chains to a stake; thence north 4 degrees east 1.34
 chains to a stake; thence south 87 degrees east 26.72
 chains to a stake in John Gunnell's line; thence north

I hereby certify that I registered the above
 instrument the 30 day of July 1982
 Louise W. Anderson
 Katherine H. Scott

1 degree East 6.62 chains to a post; thence south 87 degrees east and 7.18 chains to a stake; thence north 3 1/2 degrees east 11.78 chains to a stake; to Morton's south boundary line; thence with Morton's line north 88 degrees west 20 chains to a stake in said line; thence north 86 degrees west 53.14 chains to the beginning, containing 133.78 acres, be the same more or less.

BEING the same property conveyed to Marvin J. Terrell and wife, Helen A. Terrell, by deed from Beady Boatright, Raymond Boatright and Pauline Boatright Dark of record in Book 537, page 41, Register's Office for Maury County, Tennessee.

THE following described property is included in the above tracts; but expressly excluded therefrom, to-wit:

BEING a 15 foot wide permanent utility easement some 1325 feet long with its center line as shown on a plan of record in Book 645, page 302, said Register's Office.

BEING the same property conveyed to the Town of Spring Hill, Tennessee by instrument of record in Book 645, page 301, Register's Office for Maury County, Tennessee.

STATE OF TENNESSEE, MAURY COUNTY
Transfer Tax \$188.89 Mortgage Tax \$14.00
Probate Fee \$ 50 Total Paid \$332.30
Receipt No. 1509 Received By KA
29 Day Of July 19 82

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is \$ 188,800.00
Subscribed and sworn to before me, this the 24 day of July 19 82
My commission expires: 4-17-85 (Affix Seal)
Notary Public

unimproved ()
This is improved (X) property, known as Kedron Road, Spring Hill, Tennessee 37174
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Grantees hereinafter referred to as trustees, hereby transfer and convey unto Frank S. King, Jr., Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of \$..... or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

Trustors further agree to pay all taxes and assessments thereon, general or special, and to pay them when and, upon demand of said trustee or the lawful owner and holder of said indebtedness, to pay, discharge, or remove, and all liens which may be hereafter placed against said property and which shall adversely affect the lien of this instrument or enforcement of the terms and provisions hereof; to keep the improvements on said property in good repair and preservation, and in case the trustee or his successors or the lawful owner and holder of said indebtedness shall hereafter be required to appear in any court or tribunal to enforce, or defend the title to, or possession of, said property, or the lien of this instrument, or appear in any court to prove the above indebtedness, all the costs and

This instrument prepared
by: Jerry C. Colley
Attorney at Law
Columbia, Tennessee 38401

1972
Boatright to
Terrell

STATE OF TENNESSEE, MAURY COUNTY
I, or we, hereby swear or affirm that the actual consideration
for this transfer or value of the property transferred, whichever
is greater is \$ 57,000.00, which amount is equal to or greater
than the amount which the property transferred would command at
a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 5 day of May 1972

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten (\$10.00) Dollars,
cash in hand paid, and other good and valuable considera-
tions, the receipt of all of which is hereby acknowledged
and the execution of a promissory note by the Grantees
to the Grantors in the original amount of Forty-two
Thousand Six Hundred (\$42,600.00) Dollars, payable in five
(5) equal annual installments of Eight Thousand Five Hundred
Twenty (\$8,520.00) Dollars, each, with interest at seven
(7%) per cent per annum payable with each annual install-
ment with the first of said installments due twelve (12)
months from date and a like installment due and payable
each year thereafter until paid in full; and to secure the
payment of said note a vendor's lien is hereby retained on
the following described property; we, Beady Boatright,
Raymond Boatright and Pauline Boatright Dark, have this day
bargained and sold and do hereby transfer and convey unto
Marvin J. Terrell and wife, Helen A. Terrell, their heirs
and assigns, the following described real estate located
in the Third Civil District of Maury County, Tennessee, and
described as follows:

BOOK 537 PAGE 41

Consisting of 133.78 acres, more or less, located
about eleven miles from Columbia, on Spring Hill-
Kedron Pike, bounded and described as follows:

Beginning at a stone in the north margin of the
aforesaid pike at the northwest corner of the
tract and J. O. Morton's south boundary line;

thence with said pike south 7½ degrees west 15.94 chains; thence south 2 degrees west 4 chains; to a stake at Emery Sharber's corner; thence south 87 degrees east 40 chains to a stake; thence north 4 degrees east 1.34 chains to a stake; thence south 87 degrees east 26.72 chains to a stake in John Gunnel's line; thence north 1 degree east 6.62 chains to a post; thence south 87 degrees east and 7.18 chains to a stake; thence north 3½ degrees east 11.78 chains to a stake; to Morton's south boundary line; thence with Morton's line north 88 degrees west 20 chains to a stake in said line; thence north 86 degrees west 53.14 chains to the beginning, containing 133.78 acres, be the same more or less.

Being the same property conveyed to L. C. Boatright by deed of record in Book 177, page 543, Register's Office, Maury County, Tennessee. The said L. C. Boatright died testate in Maury County, Tennessee, devising this property to his widow, Beady Boatright, by his Last Will and Testament, of record in Will Book L, page 354, Office of the County Court Clerk, Maury County, Tennessee. Raymond Boatright and Pauline Boatright Dark are the only children of the said L. C. Boatright and Beady Boatright.

TO HAVE AND TO HOLD said property to the said Marvin J. Terrell and wife, Helen A. Terrell, their heirs and assigns, forever, together with all rights, titles, claims, interests, easements, hereditaments and appurtenances thereunto belonging.

AND WE DO COVENANT with the said Marvin J. Terrell and wife, Helen A. Terrell, their heirs and assigns, that we are legally seized and possessed of said tract of land, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered except for 1972 Maury County taxes which are prorated between the parties.

BOOK 537 PAGE 42

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to forever warrant and defend the title to said real estate to the said Marvin J. Terrell and wife, Helen A. Terrell, their heirs and

assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 5th day of May, 1972.

Beady Boatright
Beady Boatright

Raymond Boatright
Raymond Boatright

Pauline Boatright Dark
Pauline Boatright Dark

I hereby certify that I registered the above instrument the 9 day of May 1972

Spencer W. Anderson
Notary Public

STATE OF TENNESSEE
COUNTY OF MAURY



Personally appeared before me, Norman F. Dean

a Notary Public in and for said county and state, the within named Beady Boatright, Raymond Boatright and Pauline Boatright Dark, the Grantors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at office at Columbia, Tennessee, this the 5 day of MAY, 1972.

P.O. Box 176
Spring Hill

BOOK 537 PAGE 43

My commission expires:

7-22-74

Notary Public
REGISTER OFFICE MAURY COUNTY, TENNESSEE
Received for record this 8 day May 1972
at 8:00 o'clock P.M. and noted in
Note Book 10 page 133 Registered by
Book _____ page _____ Fee \$ 6.00

Spencer W. Anderson
Notary Public

STATE OF TENNESSEE, MAURY COUNTY

Transfer Tax \$ 148.00 Mortgage Tax \$ _____

Probate Fee \$ 30 Total Paid \$ 148.70

Receipt No. 1045 Received By Spencer W. Anderson

8 Day Of May 1972

