

# NASHVILLE

MIDDLE TENNESSEE RELOCATION GUIDE



COMPASS RE







# TABLE OF CONTENTS

|    |       |                                     |
|----|-------|-------------------------------------|
| 05 | ————— | INTRODUCING NASHVILLE               |
| 06 | ————— | NASHVILLE IN THE NEWS               |
| 08 | ————— | THE COMPASS ADVANTAGE               |
| 09 | ————— | RELOCATION SIMPLIFIED               |
| 10 | ————— | OVERALL POPULATION + CLIMATE        |
| 12 | ————— | BUSINESS CLIMATE + LIVABILITY       |
| 13 | ————— | COST OF LIVING                      |
| 14 | ————— | ACCESSIBILITY                       |
| 15 | ————— | JOB GROWTH                          |
| 16 | ————— | SCHOOLS                             |
| 17 | ————— | POPULAR ATTRACTIONS                 |
| 18 | ————— | THE MUSIC SCENE                     |
| 19 | ————— | THE FOOD SCENE                      |
| 20 | ————— | SHOPPING                            |
| 21 | ————— | SPORTS, MUSEUMS, PARKS + RECREATION |
| 22 | ————— | ANNUAL EVENTS                       |
| 23 | ————— | COMPASS NASHVILLE                   |
| 24 | ————— | AREAS WE COVER                      |







# INTRODUCING NASHVILLE

Greater Nashville shines as one of America's most dynamic areas, where rolling hills and the Cumberland River frame a thriving metropolitan region. Its economy has expanded well beyond healthcare and music, now drawing major tech companies and startups—while maintaining its hallmark Southern hospitality and charm.

Neighborhoods across the city and into Williamson County each tell their own story: the artistic energy of East Nashville, the refined style of Green Hills, the modern pulse of The Gulch, and to the south, the sophistication of Brentwood and the historic charm of Franklin. Local coffee shops, boutiques, and world-class restaurants thrive throughout these distinctive communities. Nashville is big enough for endless entertainment yet small enough to keep a strong sense of community.

Beyond music and sports, Nashville offers quality of life through its greenway system, nearby lakes, and abundant outdoor recreation. Its central location and international airport keep it well connected, while the region's welcoming spirit helps newcomers feel at home.

Greater Nashville blends economic opportunity, cultural richness, and natural beauty—wrapped in the warmth of genuine Southern hospitality.





# NASHVILLE IN THE NEWS

## **#6 Top Destinations in the U.S.**

*Tripadvisor's Traveler's Choice Awards, January 2025*

## **#7 Best Food Destinations in the U.S.**

*Tripadvisor's Traveler's Choice Awards, January 2025*

## **One of the 10 Destinations to Put on Your Travel Bucket List in 2025**

*AAA Club Alliance, January 2025*

## **Named in the Top 25 Travel Destinations of 2025**

*Daily Mail, December 2024*

## **Featured in 28 Cities That Go All Out for Christmas in America**

*Conde Nast Traveler, December 2024*

## **Best Places in the U.S. to Celebrate New Year's Eve 2024**

*Traveling Lifestyle, December 2024*

## **Best Places to Go in 2025**

*Frommer's, December 2024*

## **#64 in the World's 100 Best Cities**

*World's Best Cities, December 2024*

## **#41 Best Places to Retire in the U.S. in 2025**

*U.S. News, November 2024*

## **#50 Best Places to Live**

*U.S. News & World Report, 2024*



**One of the 6 Best Places to Spend New Year's Eve in the U.S.**

*The Points Guy, November 2024*

**10 Best Readers' Choice Awards**

*USA Today, October 2024*

**#2 Best Large Airport**

Nashville International Airport (BNA)

**One of the Best Cities for Vegans & Vegetarians**

*Wallet Hub, September 2024*

**Among the 15 Best Cities in the U.S.**

*Travel + Leisure, July 2024*

**One of the Best Cities for Hockey Fans**

*Wallet Hub, May 2024*

**2024 Leisure Lifestyle Awards**

*Global Traveler, May 2024*

**#4 Best Adventure Destination**

*Domestic*

**#13 in The Best Fourth of July Celebrations Across the U.S.**

*Travel + Leisure, May 2024*

**#3 in The South's Best Cities 2024**

*Southern Living, March 2024*





WORK WITH COMPASS, THE  
**#1** INDEPENDENT REAL ESTATE  
BROKERAGE IN THE COUNTRY

Compass is the largest independent brokerage in the United States by Sales Volume (according to RealTrends, 2020). RealTrends defines "independent" as firms that are corporately owned but don't franchise.



# RELOCATION SIMPLIFIED

Relocating a business or family to a new area comes with unique challenges. Starting a new chapter in a new city, or closing one in the place you're leaving, calls for a trusted guide who can balance the logistics with the life transition.

**Bill Diebenow** brings proven capability to **both sides of relocation**. For sellers moving away, he leverages Compass' marketing tools, broad agent network, and carefully crafted positioning strategies to maximize exposure and secure the strongest possible offers. His goal is not only to achieve top dollar but also to make the process smooth, allowing clients to focus on where they're headed next.

For buyers relocating into Greater Nashville, Bill offers more than a sharp negotiation strategy. He connects families to the resources that make Nashville feel like home from day one—schools that fit their needs, local gyms and parks to build community, favorite coffee shops and restaurants, even introductions to neighborhood groups. His deep knowledge of Williamson County, Brentwood, Franklin, and the wider Nashville area ensures clients land in the right place for both their lifestyle and investment.

With Bill guiding the process, relocation becomes a confident transition. He ensures you can concentrate on your next chapter knowing the details, strategies, and community connections are well managed.





# OVERALL POPULATION + CLIMATE

## GREATER NASHVILLE POPULATION

2,102,573+

Nashville's vibrant climate and thriving natural ecosystem appeal to many looking for an A+ quality of life.



Average Summer Temperature = 87°



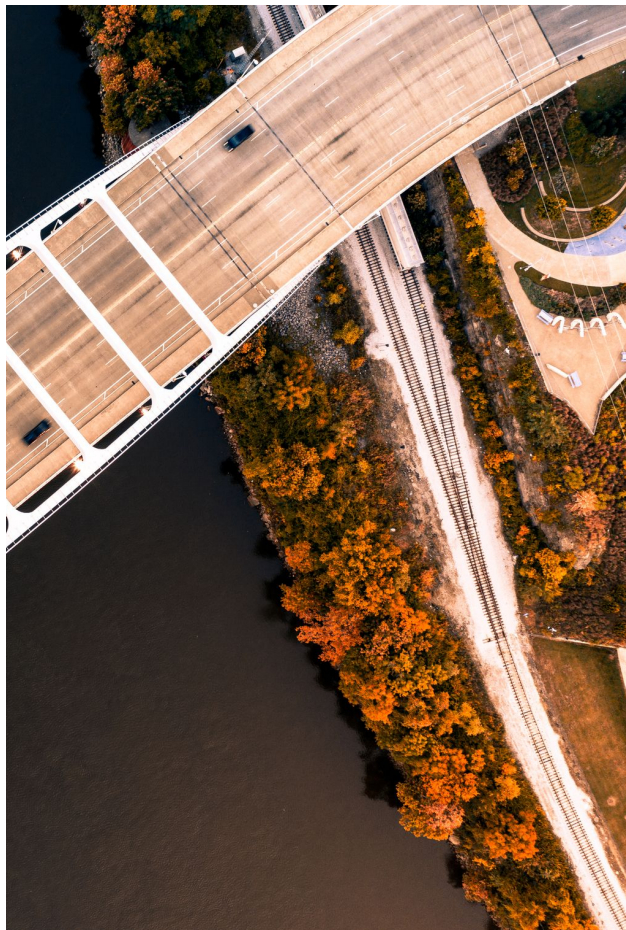
Average Winter Temperature = 54°



Average Days with Sun per year = 208



Average Annual Rainfall = 47.25"



## GREATER NASHVILLE CLIMATE

Everything comes to life in **Spring** as the rolling hills blossom into a vibrant green speckled with flowering color. Thanks to the mild climate, spring starts early (February) with many plants coming to life, including tulips, azaleas, redwoods, irises, magnolias, and dogwoods. The impressive biodiversity of flora and fauna coupled with warm days and cool nights embody the growth that is so ubiquitous to Greater Nashville.

**Summer** brings an energy and verve that is unique to Greater Nashville. The season is ablaze with a seemingly never-ending roster of concert festivals. Live outdoor music shows scattered around town are a nightly staple, while daylight hours and temps call for time spent on and in the water at the hundreds of lakes and rivers. Prepare for sunshine, humid air, outdoor adventures, and energetic social events; summer in Greater Nashville is one you won't want to miss!

**Fall** showcases stunning colors in the leaves which is enough reason on its own to hike, backpack, walk, ride bicycles, or jog in the many parks and recreation areas. The days are warm and pleasant; the evenings are cool and calm. Coveted nearby natural attractions like Great Smoky Mountains National Park beckon adventurers and wanderlust-filled travelers alike. Firepit patios and outdoor dining feel especially good, surrounded by colorful leaves and crisp air.

**Winter** months in Greater Nashville offer a brief taste of snow and cooler weather. Lights and music decorate the city and its neighborhoods with holiday festivals and events in full swing. It's the perfect time of year to bundle up and enjoy time with loved ones, to spend moments around the fireplace, and to enjoy the hush of a peaceful backyard coated in a thin layer of new-fallen snow.







# BUSINESS CLIMATE + LIVABILITY

## **#1 for Long-Term Fiscal Responsibility**

*U.S. News & World Report*

## **#1 City for Job Seekers**

*MoneyGeek*

## **#2 Best Place for New Businesses**

*SmartAdvisor*

## **#2 for California HQ Relocations**

*Nashville Business Journal*

## **#2 Hottest Job Market in the Country**

*Wall Street Journal*

## **#4 Metro for Economic Strength**

*POLICOM*

## **#4 Best Place in America for Starting a Business**

*INC. Magazine*

## **ANNUAL ECONOMIC IMPACT**

Manufacturing | \$69.7 Billion

Health Care Management | \$67 Billion

Tourism & Hospitality | \$20.5 Billion

Music & Entertainment | \$15.9 Billion

## **ECONOMIC DRIVERS**

If the natural beauty, climate, culture, and rich traditions of Greater Nashville were not reasons enough to move, the area is also a bustling hub of economic activity, one of the most prosperous cities in the South. Greater Nashville benefits from a particularly diverse economy, with key drivers ranging from healthcare to technology, corporate operations, manufacturing, tourism, music, art, entertainment, and supply chain management.

One of the most attractive growth centers in the nation, it is no wonder Nashville has ranked in the Top 10 Best American Cities for Job Growth for the past eight years. The city enjoys low unemployment, steady in-migration of well-educated, skilled workers and entrepreneurs, low taxes, and a favorable business climate. Perfect for companies interested in relocating or expanding their business.

## **CORPORATE BUSINESS CLIMATE**

Corporate Income Tax Rate | 6.50%

Personal Income Tax Rate | 0%

Franchise Tax | 0.25%

Sales Tax Rate | 7% State (2.25-2.75% Local)





# COST OF LIVING

0%

Personal Income  
Tax Rate

**NO PERSONAL INCOME TAX ON EARNINGS IN TENNESSEE**  
This saves the average relocating family between 3% and 10% of your income, or a savings of \$3,000 to \$10,000 more for every \$100,000 you earn.

98.8

Cost of Living Index

**COST OF LIVING**  
Cost of living is below the U.S. average 98.8 on a scale of 100.

9.2%

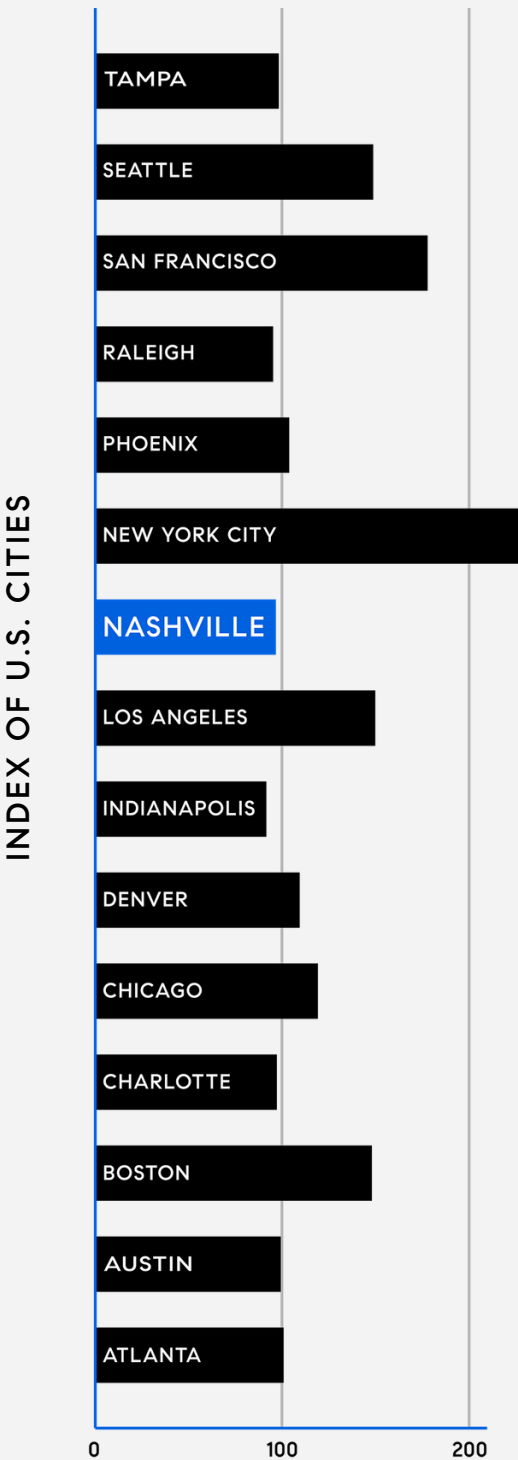
Higher Income

**INCOME**  
Per Capita income is 9.2% higher than the national average.

Source: C2ER Cost of Living Index, 2023, US  
Bureau of Economic Analysis (BEA) 2022

Source: liveitnash.com

## U.S. COST OF LIVING AVERAGE: 100



Source: C2ER Cost of Living Index, 2023, US Bureau of Economic Analysis (BEA) 2022



# ACCESSIBILITY

One of the key reasons Nashville has become such a hotbed of job growth in America is a simple case of geography.

600

Average flights  
per day

8 Miles

Nashville International  
Airport is only 8 miles  
from Downtown

75%

of the U.S. market is  
within a 2-hour flight

Year-round

Nonstop international service  
to Calgary, Cancun,  
Edmonton, London,  
Montreal, and Vancouver

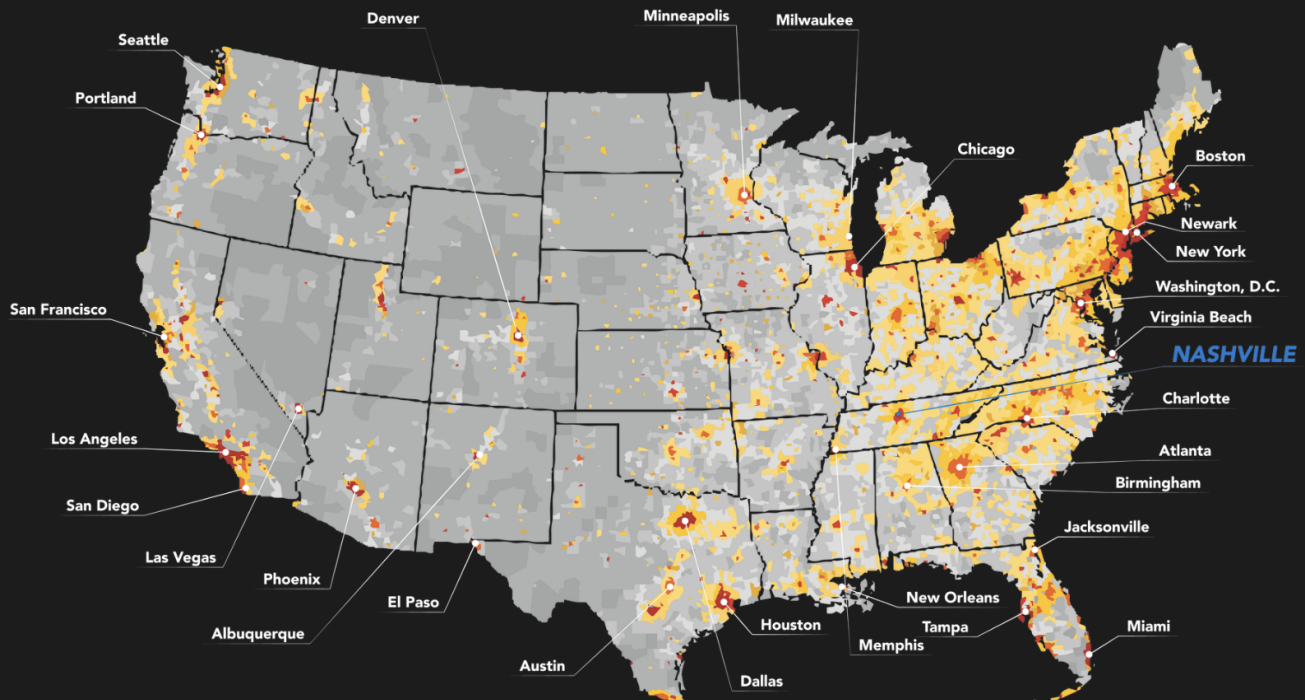
120

Non-stop flight  
destinations

3

Major interstates  
intersect here: I-40,  
I-24, and I-65

## MORE THAN HALF OF THE NATION'S POPULATION RESIDES WITHIN 650 MILES OF NASHVILLE





# JOB GROWTH

The Nashville region continues to draw talented professionals as career opportunities grow.

From 2021-2022, the region gained an average of 97 net new people per day. The 10-county Nashville region is home to over two million people and 60,000 businesses. A hub for health care, entertainment, manufacturing, hospitality, and technology, many corporate giants headquarter in Nashville including Nissan North America, Bridgestone Americas, Dollar General, HCA Healthcare, AllianceBernstein, iHeartMedia, Mitsubishi Motors, The ICEE Company, and Amazon.

**Nashville named #1 Hottest U.S. Job Market**  
*Wall Street Journal, 2023*

## LEADING INDUSTRIES

### HEALTH CARE

332,305 Jobs · Direct & Indirect  
\$68 billion · Annual Economic Impact

### ENTERTAINMENT & MUSIC

80,757 jobs · Direct & Indirect  
\$15.6 billion · Annual Economic Impact

### ADVANCED MANUFACTURING

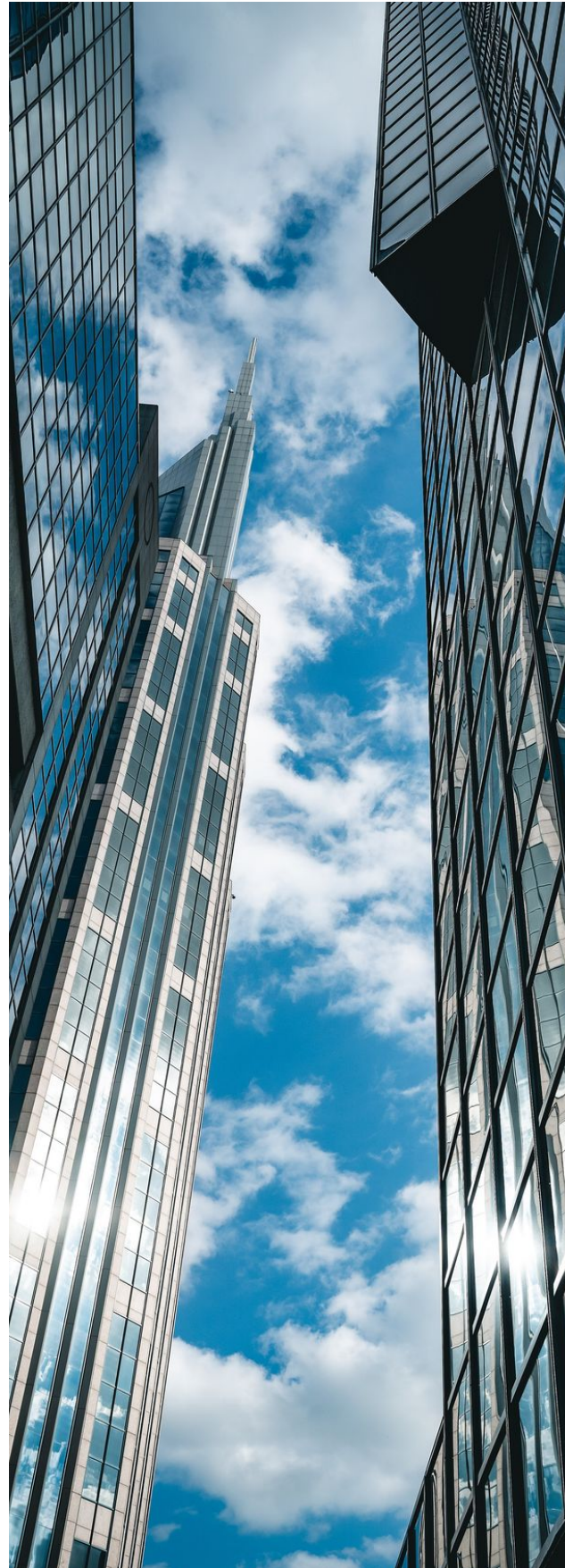
236,613 jobs · Direct & Indirect  
\$69.7 billion · Annual Economic Impact

### TOURISM & HOSPITALITY

106,115 jobs · Direct & Indirect  
\$19 billion · Annual Economic Impact

### TECHNOLOGY

62,876 jobs · Direct & Indirect  
\$8 billion · Annual Economic Impact





# SCHOOLS

Greater Nashville is home to some of the best schools in the nation, including over 65 private schools, a top-ranking public school system, and several nationally renowned colleges and universities.

## HIGHER EDUCATION

Belmont University  
Columbia State Community College  
Fisk University  
Lipscomb University  
Middle Tennessee State University  
Tennessee State University  
Trevecca Nazarene University  
Vanderbilt University

## FREE COLLEGE FOR ALL

Tennessee is leading the nation in helping its resident access free college. Any graduating Tennessee high school student ([tnpromise.gov](http://tnpromise.gov)) or adult without a degree ([tnreconnect.gov](http://tnreconnect.gov)) can attend two years, tuition-free at any of Tennessee's community colleges or Tennessee Colleges of Applied Technology.





# POPULAR ATTRACTIONS

One could pick a different Nashville attraction to visit each weekend and still go an entire year without seeing all of them. And with local attractions often bringing in new exhibits, performers, products, and features, there's always something new to see and do in and around Nashville.

## ATTRACTIONS

Adventure Park  
Adventure Science Center  
Arrington Vineyards & Winery  
Assembly Food Hall  
Belmont Mansion  
Belle Meade Mansion  
Big Machine Distillery  
Bridgestone Arena  
Cheekwood Estate & Gardens  
First Horizon Park  
Franklin Theatre  
Gaylord Opryland  
General Jackson Showboat  
Goo Goo Shop & Dessert Bar  
Jack Daniel's Distillery  
Murals of Nashville Tour  
Nashville Ballet  
Nashville Symphony  
Nashville Zoo at Grassmere  
Nissan Stadium  
Pinewood Social  
Pins Mechanical Co.  
Percy Priest Lake  
Tee Line  
Tennessee Performing Arts Center  
Tennessee State Museum  
The Parthenon  
The Winery at Belle Meade  
Trolley Tour  
Warner Parks  
Zanies Comedy Night Club

**+ SO MANY MORE!**





# THE MUSIC SCENE

Nashville entered the 20th century as a sleepy college town and state capital. But in October of 1962, when Mayor Ben West put signs out on the road beckoning travelers to visit “The Grand Ole Opry” and “Music City U.S.A.,” Nashville officially became a music town, a key characteristic that the city fully embraced in the following decades.

Of all the city’s music attractions, none has earned as much widespread acclaim as Broadway’s Honky Tonks. Located in the heart of Downtown Nashville on Lower Broadway, this street features a row of bars and restaurants, live music reverberating from doors and windows, all establishments offering free entry, enabling visitors to check out dozens of bands in one night. Save your money for the tip jar, and get ready to experience what Music City is all about!



## MUSIC VENUES

Ascend Amphitheater  
Cannery Ballroom  
City Winery  
EXIT/IN  
Grand Ole Opry  
Listening Room Cafe  
Marathon Music Works  
Mercy Lounge  
Ryman Auditorium  
Printers Alley  
Schermerhorn Symphony Center  
The 5 Spot  
The Basement  
The Bluebird Cafe  
The End  
The Station Inn

## BARS + HONKY TONKS

Category 10 (Luke Combs)  
Chief's On Broadway (Eric Church)  
Dierks Bentley's Whiskey Row  
Friends in Low Places Bar & Honky-Tonk (Garth Brooks)  
Honky Tonk Central  
Jason Aldean's Kitchen + Rooftop  
Johnny Cash's Bar & BBQ  
Kid Rock's Big Honky Tonk  
Lainey Wilson's Bell Bottoms Up  
Legends Corner  
Loser's Bar + Grill  
Luke's 32 Bridge  
Miranda Lambert's Casa Rosa  
Morgan Wallen's This Bar  
Nashville Underground  
Odie's (Old Dominion)  
Ole Red Nashville (Blake Shelton)  
Redneck Riviera Bar & BBQ  
Riley Green's Duck Blind  
Robert's Western World  
The Stage  
Tootsie's Orchid Lounge



# THE FOOD SCENE

As Nashville has evolved into an international melting pot of culture, art, business, and a diverse range of nationalities who call the city home, so too has the city attracted skilled restaurateurs from across the nation and world. Few cities can claim as wide a range of delightful cuisine as Nashville, from Music City's European and Oriental fare to the city's traditional, farm-to-table southern cooking.



## **NEW AMERICAN**

5th & Taylor  
Adele's  
Butcher & Bee  
Drusie & Darr  
Etch  
Henrietta Red  
House of Cards  
Rolf and Daughters  
Tavern  
The 404 Kitchen  
The Dutch  
The Hampton Social  
The Optimist

## **SOUTHERN**

Acme Feed & Seed  
Butchertown Hall  
Deacon's New South  
Hattie B's  
Husk  
Liberty Common  
Loveless Cafe  
Marsh House  
Merchants  
Monell's  
Puckett's Grocery

## **BBQ**

Arnold's Country Kitchen  
Edley's Bar-B-Que  
Martin's BBQ Joint  
Peg Leg Porker

## **BREAKFAST**

Biscuit Love  
Pancake Pantry  
Frothy Monkey  
Milk and Honey

## **STEAKHOUSE**

E3 Chophouse  
Kayne Prime  
STK  
The Southern Steak & Oyster  
Jeff Ruby's

## **ITALIAN**

All'Antico Vinaio  
Emmy Squared  
Folk  
Luogo  
V Modern Italian  
Yolan

## **ASIAN**

O-Ku  
Sunda  
Tánsuo  
Two Ten Jack  
Thai Ni Yom  
Degthai  
Maru

## **FRENCH**

Margot Café  
White Limozeen  
Once Upon a Time in France  
Cocorico French Bakery & Cafe

## **MEXICAN**

Blanco  
Redheaded Stranger  
Saint Añejo  
Superica  
Bartaco  
Rosepepper Cantina

**+ SO MANY MORE!**



# SHOPPING

Nashville brings its residents together through more than just its workplaces, restaurants, live music, and local attractions. The city is committed to shopping local, and Nashville's small business-friendly environment has empowered thousands of locals and new residents alike to set up shops, markets, boutiques, and customer-oriented service providers. The result is a strong business sector where community members support each other, generating economic growth for all.

## SHOPPING MALLS + DISTRICTS

12 South  
Cool Springs Galleria  
Fifth + Broadway  
Hill Center  
Hillsboro Village  
L&L Marketplace  
Lebanon Premium Outlets  
Nashville Farmers' Market  
Opry Mills  
The Mall at Green Hills

## LOCAL BOUTIQUES

Boot Barn  
Draper James  
Handmade Studio TN  
Imogene + Willie  
Judith Bright  
Kittenish  
Nashville Boot Co.  
Nisolo  
The Nash Collection  
Thistle Farms  
Uncommon James  
White's Mercantile





# SPORTS, MUSEUMS, PARKS + RECREATION

## SPORTS

From the NFL's Tennessee Titans to the NHL's Nashville Predators, from college teams to local leagues, Nashville never ceases to entertain for the all-in sports fan. Year-round sporting events keep residents and visitors alike entertained, and newly renovated sports centers like Nissan Stadium guarantee an excellent place to watch the game.

MLS | Nashville Soccer Club

Minor League Baseball | Nashville Sounds

NHL | Nashville Predators

NFL | Tennessee Titans

Vanderbilt University Sports

NASCAR

## MUSEUMS

When Nashville was founded in 1806, city planners committed themselves to preserving their history and culture. That commitment stayed at the heart of Music City in the following centuries, a tradition that is proudly displayed in today's museums, art centers, Halls of Fame, restored centennial buildings, and well-cared-for historic sites.

Andrew Jackson's Hermitage

Belle Meade Historic Site & Winery

Country Music Hall of Fame and Museum

Frist Art Museum

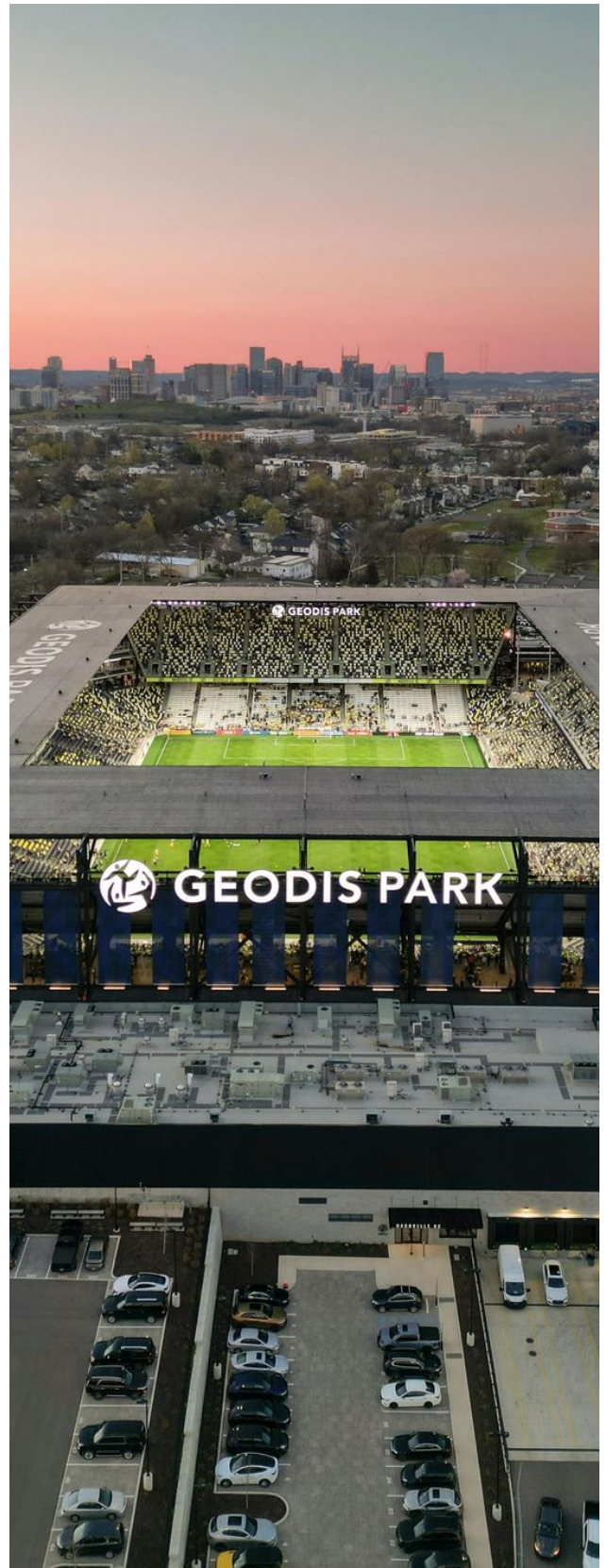
Musicians Hall of Fame & Museum

National Museum of African American Music

Tennessee Sports Hall of Fame

Tennessee State Museum

The Patsy Cline Museum





# ANNUAL EVENTS

The Country Music Capital of the World is home to not just music events! Nashville and the surrounding areas have events every month from large-scale, city-wide happenings to localized community gatherings, steeplechases to art festivals, holiday events to restaurant and brewery festivals, home and garden get-togethers to the infamous Tennessee State Fair.



## JANUARY

Nashville Originals Restaurant Week  
Nashville Boat Show  
Nashville Auto Festival

## FEBRUARY

East Nashville Restaurant Week  
The Antiques & Garden Show of Nashville  
Nashville Wine Auction Pairings

## MARCH

Tin Pan South  
Nashville Home + Remodeling Show  
Nuit Belge

## APRIL

Nashville Fashion Week  
Nashville Spirits & Cocktail Festival  
CMT Awards

## MAY

Iroquois Steeplechase  
Tennessee Craft Fair  
Sevier Park Fest

## JUNE

CMA Fest  
Bonnaroo Music & Arts Festival  
Nashville Pride Festival

## JULY

Let Freedom Sing! Music City July 4th  
Music City Brewers Festival  
Red, White & Zoo

## AUGUST

Tomato Art Fest  
Shakespeare in the Park  
Tennessee State Fair

## SEPTEMBER

Live on the Green  
ACM Awards  
Nashville Whiskey Festival

## OCTOBER

Nashville Film Festival  
Fall Fest at The Hermitage  
Tennessee Beer + Wine Festival

## NOVEMBER

Cheekwood's Holiday LIGHTS  
CMA Music Awards  
Nashville Design Week

## DECEMBER

Jack Daniel's Music City Midnight:  
New Year's Eve in Nashville  
Gaylord Opryland's A Country Christmas  
Music City Bowl



# COMPASS SUCCESS IN GREATER NASHVILLE

## #1

Brokerage by Sales  
Volume in 2024\*

## \$8.72B

Total Sales  
Volume in 2024\*

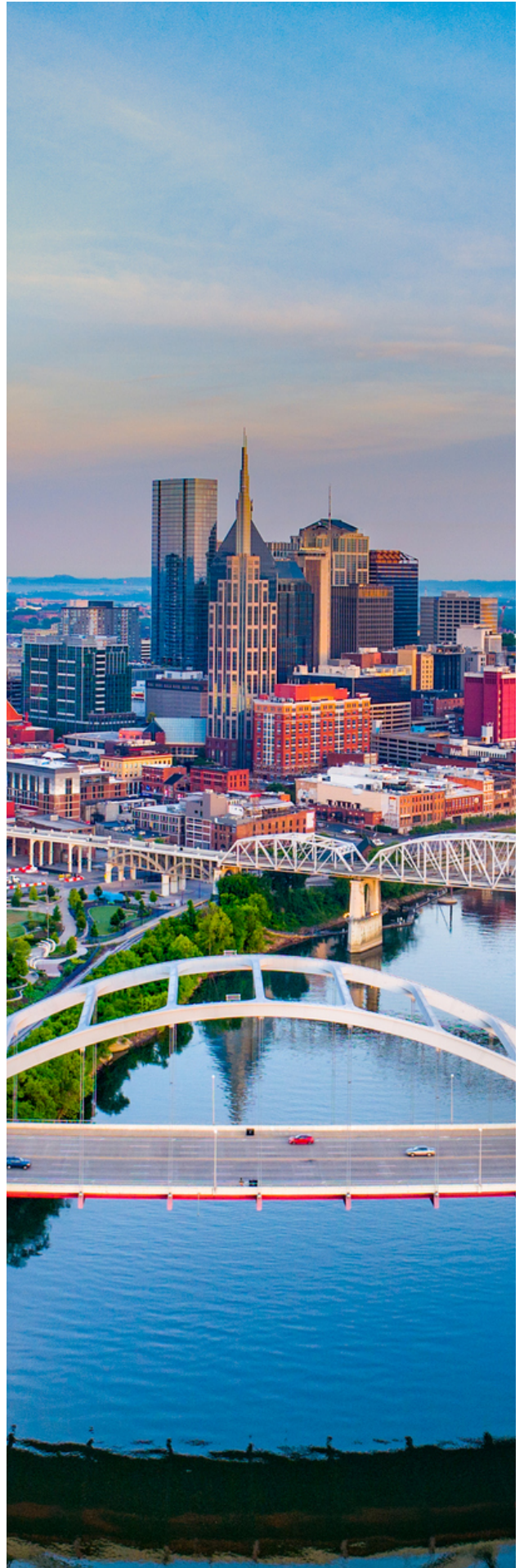
## #1

Brokerage by Units  
in 2024\*

## 10,841

Total Sales Units  
in 2024\*

\* Realtracs 2024 Greater Nashville as defined by Realtracs Market Share Report





# AREAS WE COVER

Compass Nashville serves clients relocating into, around, and out of all of Middle Tennessee. Although we focus on Davidson County, Williamson County, and Rutherford County, Bill Diebenow also serves the Greater Nashville area, having driven the two-lane country roads, explored the hiking trails and bike paths, and learned the intricate details of the housing markets in every Middle Tennessee county.





# COUNTIES WE SERVE

## DAVIDSON COUNTY

**POPULATION:** [715,884](#)

There's a reason why Davidson County is one of the fastest-growing and most populated counties in the Volunteer State. The downtown is an internationally renowned entertainment hub, a center for urban-modern homes and high rises, and the location of the Tennessee State Capitol. Here you'll find a panoply of historic architecture, outdoor art installations, state government centers, non-profit headquarters, and live music Honky Tonks, all on the same block.

Davidson County is home to 24/7 live music, bustling nightlife, trendy boutiques, coffee shops, bars, and upscale restaurants. There are also elegant and peaceful suburban neighborhoods shaded by mature trees and complete with a mix of Tudors, estates, restored centennials, Cape Cod and Craftsman-style homes, and modern new-builds. It is both vibrant and memorable, trendy and modern, yet also vintage and historic.

## WILLIAMSON COUNTY

**POPULATION:** [247,726](#)

Williamson County cities, villages, and rural areas offer an entirely unique experience. Out of Nashville but still just a short drive from it, Williamson County is home to Middle Tennessee gems like Franklin, Leipers Fork, Thompson's Station, and Brentwood. Residents enjoy larger parcels in the rural paradise that this area is known for.

Tennessee's most affluent county is idyllic and peaceful, a living tapestry of rolling hills, farms, stables, and forested lands. The county has outstanding public schools, a strong and growing business climate, and the same verve for live music, the arts, and festivals that one will find in Nashville.

Williamson County is adorned with historic homes, estates, sprawling ranches, centennial farmhouses, Tudors, and quiet, cozy neighborhoods dotted with new-builds and townhomes. The county has much of the same aesthetic and sense of community strength as Nashville does, but interplayed against a backdrop of a quieter, more rural setting.

## RUTHERFORD COUNTY

**POPULATION:** [341,486](#)

A powerful magnet for new residents and businesses, Rutherford County is a part of everything that metropolitan Nashville has to offer but at a more affordable price point. Rapid development and an eye for the aesthetics in urban design and planning have made "RuthCo" a modern-day suburbia, ideal for anyone who desires a comfortable life just outside the city. Rich in Tennessee history and culture, Rutherford County is also home to historic sites like Stones River National Battlefield, Oaklands Mansion, Bradley Academy Museum, Historic Cannonsburgh Village, and the Sam Davis Home and Museum.



# COUNTIES WE SERVE

## SUMNER COUNTY

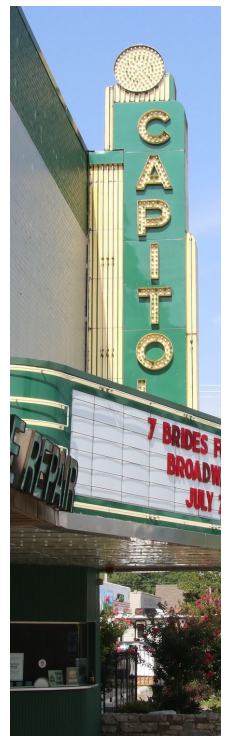
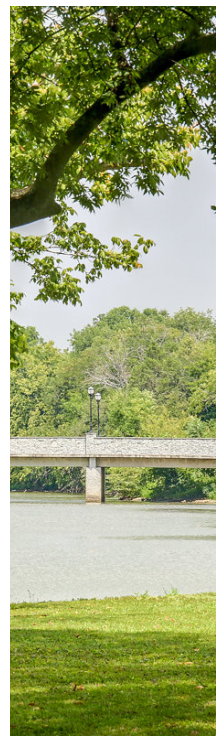
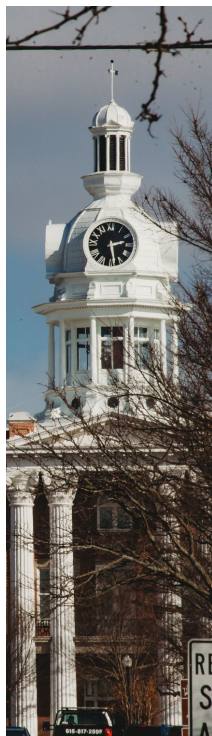
POPULATION: **211,721**

Sumner County welcomes newcomers with its unique blend of country music heritage, rich historical tapestry, and diverse communities that each contribute their own character to the cultural fabric. Positioned along the shores of Old Hickory Lake just north of Nashville, the county offers legendary historic sites like Rock Castle and Cragfont State Historic Site alongside vibrant festivals such as Sumner Fest at Sanders Ferry Park, while residents enjoy a distinctive lifestyle that blends outdoor recreation at places like Bledsoe Creek State Park with cultural attractions, historic main streets, and waterfront areas filled with local shops, restaurants, and venues that reflect the county's warm Southern hospitality and deep appreciation for both history and music.

## WILSON COUNTY

POPULATION: **169,948**

Wilson County offers newcomers a welcoming blend of Southern hospitality and small-town charm, positioned just east of Nashville in Middle Tennessee. The area encompasses distinct municipalities including Lebanon (the county seat), Mount Juliet, and Watertown, each with its own character, local dining traditions, and community celebrations that reflect the region's rich heritage and friendly atmosphere. The county's cultural fabric is woven through seasonal festivals, farmers markets, historic downtown districts, and community events that bring neighbors together throughout the year. Residents enjoy access to lakes for recreation, local parks, and vibrant main streets filled with family-owned businesses, antique shops, and restaurants serving everything from traditional Southern cuisine to diverse international flavors.





# NEIGHBORHOODS

## **EAST NASHVILLE** *DAVIDSON COUNTY*

There aren't enough synonyms for "hip" to do East Nashville justice. One has to step into Nashville's bona fide "cool town" to understand why East Nashville earns 1st place for Middle Tennessee's most eclectic, artsy, thriving, historic, and chic neighborhood. Wonderful experiences abound on every corner, from tasty food to stunning murals, live music, expansive park spaces, historic homes, and modern new-builds.

## **GREEN HILLS/FOREST HILLS** *DAVIDSON COUNTY*

Appropriately titled, stepping into Green Hills and Forest Hills feels like escaping into an arbor fairytale. Though the neighborhood is just blocks away from Nashville's most prized shopping districts, high-end retailers, famous restaurants, and excellent schools, the mature forests of the Green Hills/Forest Hills region have been preserved and well-tended, offering an idyllic setting of shaded, wooded, private living right in the heart of Music City.

## **DOWNTOWN/SOBRO** *DAVIDSON COUNTY*

Colloquially titled "SoBro" (South of Broadway), this neighborhood is the crown jewel of downtown Nashville. Home to major attractions like the Music City Center, Omni Hotel, The Southern, Etch, and Pinewood Social, here you will find luxury urban living with all of the best 21st-century amenities. SoBro is just a short walk from Broadway honky-tonks, with 24/7 live music right around the corner. With consistent development and growth, it's no surprise that SoBro has seen a huge increase in new homes for sale.





# NEIGHBORHOODS

## **HILLSBORO/WEST END** *DAVIDSON COUNTY*

Hillsboro and West End are unique and special. These neighborhoods are home to iconic universities like Vanderbilt, Belmont, and Lipscomb, giving the area that nostalgic college town vibe while still being within walking distance of amenities like Music Row, Belcourt Theatre, several parks, and plenty of shopping opportunities. Hillsboro/West End offers the good life, all within a few blocks of home. One of the strongest markets in Nashville, Hillsboro/West End properties hold their value and appeal for generations.

## **BELLE MEADE** *DAVIDSON COUNTY*

Nationally renowned for famous attractions like the Belle Meade Plantation, Cheekwood Estate & Gardens, and the Edwin/Percy Warner Park system, Belle Meade inspires and excites visitors and residents alike with its historic and stunning homes. Because the neighborhood was developed on the former Belle Meade plantation, this suburban paradise was designed with large lots, mature hardwood trees dotting property lines, and quiet, winding two-lanes that guide visitors over rolling hills and through forested lanes.

## **THE NATIONS/SYLVAN PARK** *DAVIDSON COUNTY*

Thought to be two of Nashville's up-and-coming neighborhoods, The Nations and Sylvan Park have experienced some of the most well-planned, strategic growth the city has ever known. Entire streets of historic residences are experiencing renovations and restorations to blend their historic architecture and design with modern amenities and comforts. The community is also ideally positioned near prominent thoroughfares that feature great restaurants, large green spaces, historic buildings, and several direct lanes of travel into Nashville.





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## **GERMANTOWN** *DAVIDSON COUNTY*

Incorporated into the City of Nashville in 1865, Germantown maintains its iconic history in its restored buildings, centennial houses, and verdant parks, all while embracing a charming, chic-modern appeal in its shops, restaurants, and recreational centers. Much like other Nashville neighborhoods, Germantown is known for its strong sense of community, the solidarity of its residents, and the volunteer nature of locals. This sense of safety and togetherness is seen as highly desirable, particularly for new homeowners.

## **BERRY HILL/MELROSE** *DAVIDSON COUNTY*

Berry Hill/Melrose is a growing, vibrant neighborhood known for its eclectic shops, vintage recording studios, famed music publishers, and locally-owned small businesses. From charming cottage homes to new developments, a house feels like a home in Berry Hill/Melrose. For prospective business owners, Berry Hill/Melrose is known for consistent new business growth each year.

## **THE GULCH/MIDTOWN** *DAVIDSON COUNTY*

Once the site of Nashville's bustling railroad district, The Gulch/Midtown blends its industrial history with top-notch urban living thanks to modern-style homes and offices, fantastic restaurants, stylish boutiques, and exceptional entertainment venues. Trendy and walkable, The Gulch and Midtown have everything you need close to hand, all just a few blocks from downtown.





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## **FRANKLIN** *WILLIAMSON COUNTY*

Founded in 1799, Franklin lives and breathes its history like no other. From its famous “Franklin on Foot” walking tour that shows just how much can be seen from the city’s sidewalks to other icons like Historic Main Street, the 1938 Franklin Theatre, and centennial, even bi-centennial homes and businesses, Franklin melds its unique history into a story of growth, prosperity, and togetherness. Recently named one of the nation’s best places to live, Franklin is truly a charming place to settle as it embodies a commitment to community, a soul-deep feature of the South.

## **BRENTWOOD** *WILLIAMSON COUNTY*

Well-organized and peaceful with large residential lots and stunning geography, it’s no surprise that Brentwood is one of Tennessee’s most coveted residential communities. Home to one of the nation’s Top 10 Libraries for Children, a hub for businesses and executives, with desirable recreational amenities around every corner and top-ranking in its high standard of living, new families from across the nation find home in Brentwood, Tennessee.

## **MURFREESBORO** *RUTHERFORD COUNTY*

Murfreesboro is the county seat of Rutherford County, located approximately 35 miles southeast of downtown Nashville. Murfreesboro continues to experience rapid business and residential growth, making it one of the most highly desired places to live in Middle Tennessee. You’ll find everything you need here to live a comfortable life without feeling the pressures of a big city. Come home to farms, starter subdivisions, gated communities, amazing parks, and historical sites. The ‘down-home feel’ and sense of community are strong in Murfreesboro, especially with the increased development of well-planned infrastructure and local amenities.





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## **MT. JULIET** *WILSON COUNTY*

Just 15 miles east of Nashville's city center, Mt. Juliet has an endless supply of shopping, dining experiences, and entertainment. Mt. Juliet has exploded with growth over the last two decades, primarily with out-of-state families seeking new opportunities in Greater Nashville. Award-winning cuisine, highly rated public schools, sprawling home lots with lots of yard space, and easy access to the city have made Mt. Juliet an up-and-coming favorite.

## **HENDERSONVILLE** *SUMNER COUNTY*

Famously known as the "City by the Lake," the quaint community of Hendersonville is nestled along the Cumberland River, adjacent to Old Hickory Lake, and just 20 miles northeast of Nashville. Home of late, great musicians and contemporary artists alike (Johnny Cash, Conway Twitty, Taylor Swift), Hendersonville is known for its waterfront homes, gorgeous parks, and sprawling greenways. Affordable housing, highly rated schools, and a delightful array of recreational amenities perfect for any time of year have made Hendersonville one of the fastest-growing cities in Middle Tennessee.

## **GALLATIN** *SUMNER COUNTY*

Located in the center of Sumner County and just 23 minutes northeast of Nashville, Gallatin lives up to its motto, "True Grit. Amazing Grace." The city is nestled next to Old Hickory Lake, a popular fishing, swimming, and water sports destination. Gallatin is steeped in history, dating back to its founding in 1802 and known for the American icons who walked its streets (President Andrew Jackson, Sam Houston, and Governor William Trousdale). Today, Gallatin thrives with unique shopping boutiques, delicious dining options on every corner, family-friendly festivals year-round, and a memorable historic downtown square.





