

LIVING IN NASHVILLE

Your Relocation Guide



LOCAL KNOWLEDGE. REAL ESTATE EXPERIENCE. A SMARTER WAY TO MOVE.

WATCH LIVING IN NASHVILLE ON YOUTUBE ►

— WELCOME TO NASHVILLE —

WELCOME TO MUSIC CITY

WATCH OUR WELCOME VIDEO BELOW ►



Welcome to Nashville, a place where creativity, Southern hospitality, established neighborhoods, and fast-growing communities all come together. From energetic urban districts to quiet acreage and small towns, Middle Tennessee offers an unusually wide range of ways to live.

I'm Susan Thetford, a Nashville native, real estate professional, and retired general contractor. My background allows me to help clients look beyond the surface of a home and understand the neighborhood, property, construction, and lifestyle that come with it.

Whether Nashville is already calling your name or you are just beginning to explore the area, this guide is designed to help you get oriented and discover where you may feel most at home.

SUBSCRIBE TO OUR CHANNEL

— WHY MOVE TO NASHVILLE —

WHY PEOPLE CHOOSE MIDDLE TENNESSEE



FIVE
**GROUNDBREAKING
CHANGES** COMING
TO NASHVILLE
TENNESSEE IN 2026
[DON'T MISS OUT!]



WATCH VIDEO



VARIETY OF LIFESTYLES

Urban neighborhoods, master-planned communities, luxury enclaves, lake communities, acreage, and small towns.



STRONG EMPLOYMENT BASE

Healthcare, corporate operations, technology, entertainment, manufacturing, logistics, and professional services are major parts of the regional economy.



MUSIC & CULTURE

Live music, professional sports, festivals, restaurants, museums, and performing arts are woven into everyday life.



OUTDOOR ACCESS

Greenways, parks, lakes, rolling countryside, and destinations such as Warner Parks and Shelby Bottoms make it easy to get outside.



ROOM TO CHOOSE

Buyers can stay close to downtown or move outward for larger lots, newer construction, quieter surroundings, or a small-town atmosphere.

— COMPARE THE AREAS —

FIND THE COMMUNITY THAT FITS YOU



Middle Tennessee offers a little bit of everything. Nashville and East Nashville bring energy, culture, dining, and city convenience, while Brentwood, Franklin, and Green Hills offer polished neighborhoods, excellent amenities, and an elevated suburban lifestyle.

For **more space and a quieter** pace, explore Nolensville, College Grove, Arrington, Fairview, and Chapel Hill, where rolling hills, larger properties, and small-town charm take center stage.

Mt. Juliet, Hendersonville, and Gallatin combine **suburban convenience** with lake and *outdoor* recreation, while Murfreesboro, Spring Hill, and Columbia offer growing communities with plenty of everyday amenities.

Wherever you see yourself, there is a Middle Tennessee community that can fit the way you want to live.

TOP 10 BEST NEIGHBORHOODS IN
NASHVILLE TENNESSEE FOR
FAMILIES IN 2026!! ▶



FIND YOUR BEST NEIGHBORHOOD

— COUNTY DEMOGRAPHICS —

Know the Numbers Behind the Communities

MIDDLE TENNESSEE AT A GLANCE

DAVIDSON COUNTY

Nashville • Bellevue • Hermitage • Green Hills •
Belle Meade • Forest Hills • Oak Hill • East
Nashville • West Nashville

745,904

Population

160

Public Schools

1,056

Homes Sold | June 2026

\$491K

Median Sale Price | June 2026

WILLIAMSON COUNTY

Brentwood • Franklin • Nolensville • College Grove
• Arrington • Fairview • Thompson's Station

272,061

Population

52

Public Schools

553

Homes Sold | June 2026

\$997K

Median Sale Price | June 2026

WILSON COUNTY

Mt. Juliet • Lebanon

175,033

Population

26

Public Schools

299

Homes Sold | June 2026

\$529K

Median Sale Price | June 2026

SUMNER COUNTY

Gallatin • Hendersonville

215,538

Population

54

Public Schools

370

Homes Sold | June 2026

\$508K

Median Sale Price | June 2026

RUTHERFORD COUNTY

Murfreesboro

386,352

Population

55

Public Schools

537

Homes Sold | June 2026

\$438K

Median Sale Price | June 2026

MAURY COUNTY

Spring Hill • Columbia

118,131

Population

24

Public Schools

225

Homes Sold | June 2026

\$444K

Median Sale Price | June 2026

MARSHALL COUNTY

Chapel Hill

38,071

Population

10

Public Schools

63

Homes Sold | June 2026

\$301K

Median Sale Price | June 2026

DICKSON COUNTY

White Bluff

58,662

Population

16

Public Schools

60

Homes Sold | June 2026

\$389K

Median Sale Price | June 2026

DATA NOTE:

Population figures reflect U.S. Census Bureau July 1, 2025 estimates. Public school counts are based primarily on NCES 2025–26 district data. Home sales and median sale prices reflect Redfin county-level data for June 2026 and can change monthly. Always verify current market conditions before making a real estate decision.

— COST OF LIVING & TAXES —

UNDERSTANDING *THE COST OF LIVING*

THE REAL COST OF LIVING IN NASHVILLE
TENNESSEE 2026! ▶



STATE INCOME TAX

Tennessee does not impose a state income tax on earned income. The former Hall income tax on certain investment income was fully repealed beginning with tax periods in 2021.

SALES TAX

Tennessee's general state sales-tax rate is 7%, with additional local sales taxes varying by city and county.

PROPERTY TAXES

Residential property in Tennessee is assessed at 25% of appraised value, with the final property-tax bill determined by local tax rates.

A LOCAL PERSPECTIVE

Do not compare communities on home price alone. Commute, county, lot size, utilities, HOA costs, property taxes, insurance, and the condition of the home can materially change the real cost of ownership.



— NASHVILLE WEATHER —

FOUR DISTINCT SEASONS



Nashville experiences hot summers, colorful transitional seasons, and relatively mild winters that can still bring freezing temperatures, occasional snow, and ice. Spring is especially green, while fall is often one of the most comfortable times of year.

Month	Avg. High °F	Avg. Low °F	Precipitation
January	49.1°	30.1°	4.02 in
February	53.8°	33.0°	4.47 in
March	62.7°	40.2°	4.52 in
April	72.6°	48.9°	4.72 in
May	80.4°	58.3°	5.02 in
June	87.7°	66.4°	4.36 in
July	90.9°	70.5°	4.16 in
August	90.4°	69.0°	3.79 in
September	84.4°	61.8°	3.80 in
October	73.5°	49.9°	3.36 in
November	61.4°	39.2°	3.86 in
December	52.2°	33.3°	4.43 in

LOCAL TIP:

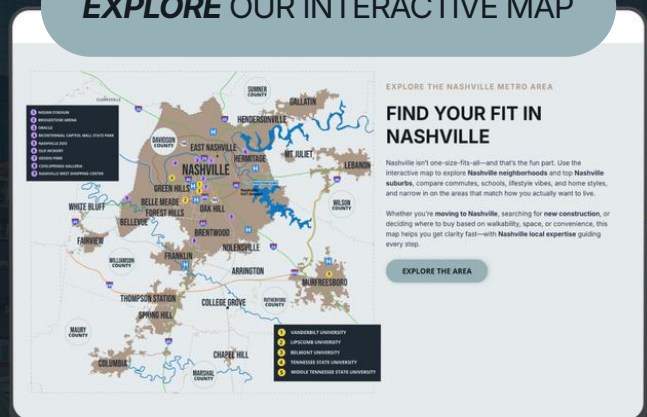
Summer heat and humidity make good HVAC performance especially important. Susan's general-contractor background can also be valuable when evaluating insulation, drainage, roofing, crawl spaces, and other weather-related features.

EXPLORE NASHVILLE WITH US

SEE THE AREA BEFORE YOU MAKE THE MOVE

EXPLORE OUR INTERACTIVE MAP

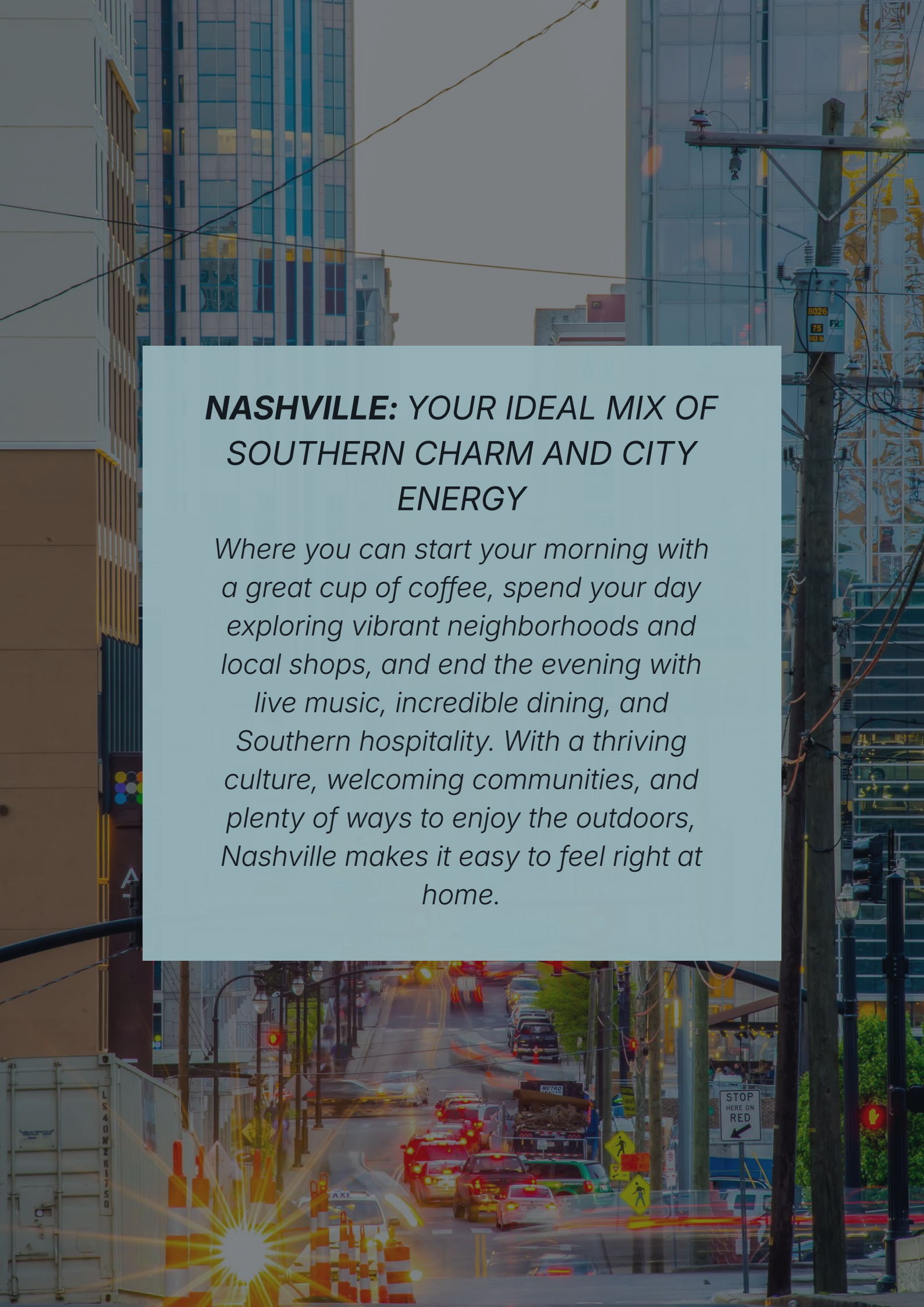
A *Relocation Guide* is a great starting point, but Nashville makes much more sense once you can see how its communities connect.



SUBSCRIBE TO OUR CHANNEL

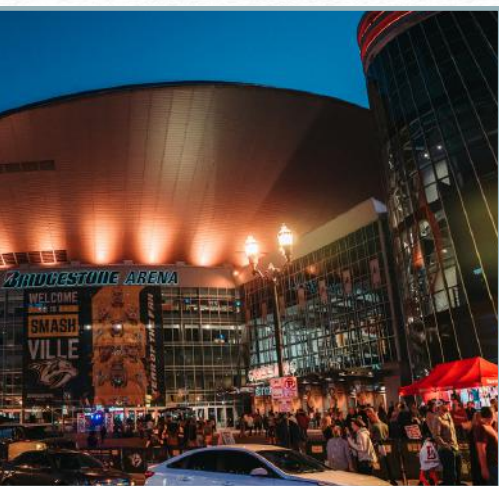
A Local Perspective

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A background image of a Nashville city street scene. The top half shows tall modern buildings with glass facades reflecting the sky. The bottom half shows a busy street with cars, including taxis, and construction barriers in the foreground. A utility pole with wires is visible on the right side.

NASHVILLE: YOUR IDEAL MIX OF SOUTHERN CHARM AND CITY ENERGY

Where you can start your morning with a great cup of coffee, spend your day exploring vibrant neighborhoods and local shops, and end the evening with live music, incredible dining, and Southern hospitality. With a thriving culture, welcoming communities, and plenty of ways to enjoy the outdoors, Nashville makes it easy to feel right at home.



— EVENTS & THINGS TO DO —

THERE IS ALWAYS SOMETHING HAPPENING

Music may have put Nashville on the map, but the region's lifestyle extends well beyond Broadway.



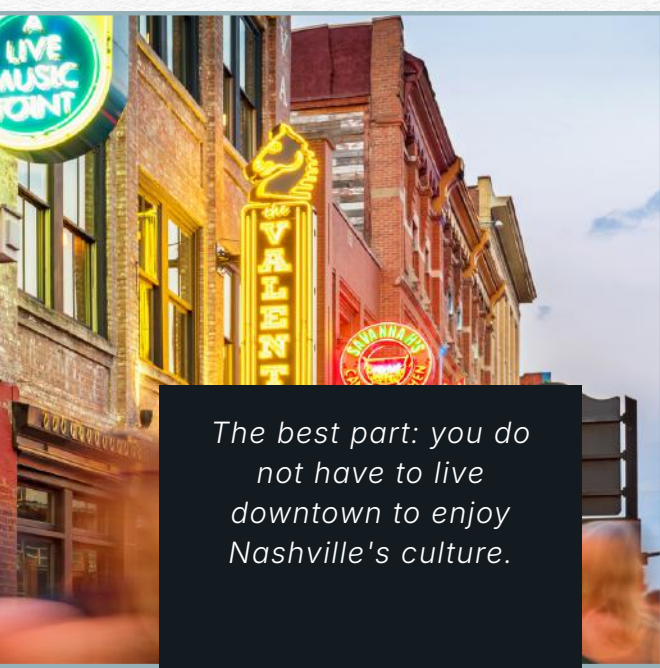
🎵 Catch a **show** at the Ryman Auditorium or Grand Ole Opry

🎵 Experience the **energy** surrounding CMA Fest

🎵 **Explore** museums, songwriter venues, professional sports, and live performances throughout the city

🌳 Walk, bike, or explore **nature** at Shelby Bottoms and Nashville's extensive park system

🌳 Spend a day hiking, picnicking, or enjoying **scenic drives** through Warner Parks



The best part: you do not have to live downtown to enjoy Nashville's culture.

BEYOND DOWNTOWN

Franklin adds Main Street festivals, history, local music, and community events. Columbia has its own traditions, including Mule Day and First Fridays, while communities throughout Sumner, Wilson, Williamson, and Rutherford counties maintain busy calendars of festivals and local gatherings.

FROM HOT CHICKEN TO HIGH-END RETAIL

Nashville's food scene ranges from Southern staples and meat-and-three restaurants to chef-driven dining, international cuisine, neighborhood coffee shops, and upscale restaurants.

☀️ VARIETY OF LIFESTYLES

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💼 STRONG EMPLOYMENT BASE

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🎵 MUSIC & CULTURE

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🌳 OUTDOOR ACCESS

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🏠 ROOM TO CHOOSE

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SCHOOLS & MAJOR EMPLOYERS

EDUCATION ACROSS MIDDLE TENNESSEE

Because this guide covers several counties, school systems can change significantly from one address to another.



Nashville is served by **Metro Nashville Public Schools**, while Williamson County includes **Williamson County Schools** and the **Franklin Special School District**. Other communities in this guide fall within public-school systems serving Wilson, Sumner, Rutherford, Maury, Marshall, and Dickson counties.

Relocation Tip: Always confirm the current zoned school for a specific property before making a housing decision, especially near city and county boundaries.

A Diverse Employment Market

Nashville's economy extends far beyond entertainment. Key industries include healthcare, corporate operations, manufacturing, technology, distribution and logistics, and music and entertainment.

MAJOR REGIONAL NAMES INCLUDE:

Vanderbilt University Medical Center | HCA Healthcare
Ascension Saint Thomas | Amazon | Bridgestone Americas
Nissan North America | Dollar General | Tractor Supply | Oracle

The Spring Hill area also has a significant automotive manufacturing presence.



WATCH: 7 BEST JOBS IN NASHVILLE



MAJOR HEALTHCARE CLOSE TO HOME

Healthcare is one of Nashville's defining industries, and Middle Tennessee offers a substantial network of hospitals, specialty centers, clinics, and medical practices.

VANDERBILT UNIVERSITY MEDICAL CENTER

A major academic medical center serving Nashville and the broader region.

MONROE CARELL JR. CHILDREN'S HOSPITAL

Specialized pediatric care within the Vanderbilt system.

ASCENSION SAINT THOMAS HOSPITAL MIDTOWN

Provides emergency care and a wide range of specialty services.

ASCENSION SAINT THOMAS HOSPITAL WEST

Located along Harding Pike and convenient to many west and southwest Nashville communities.

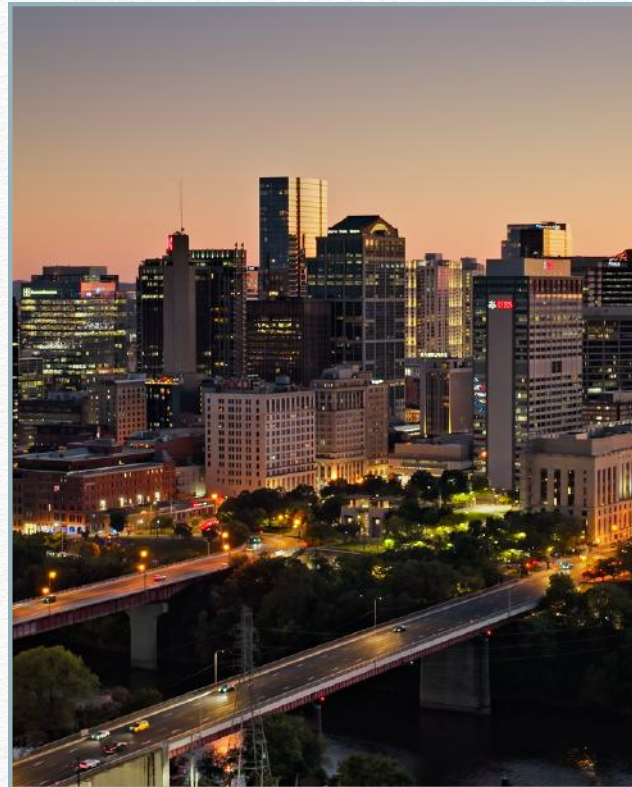
TRISTAR CENTENNIAL MEDICAL CENTER

A comprehensive medical and surgical hospital with multiple specialty programs.

WILLIAMSON MEDICAL CENTER

The flagship acute-care hospital within Williamson Health.

Healthcare access varies by community, so proximity to preferred doctors or hospital systems can be worth considering during a relocation.



EXPLORE
COMMUNITIES

NASHVILLE | EAST NASHVILLE | WEST NASHVILLE

THREE WAYS TO EXPERIENCE THE CITY

POPULATION

721,074

PUBLIC SCHOOL

Metro Nashville

MEDIAN PRICE

\$529,000

TRANSPORT

WeGo Public Transit / Car

NASHVILLE

Music, culture, dining, and city energy come together in Tennessee's vibrant capital.

WATCH VIDEO ►

EXPLORE NASHVILLE →



EAST NASHVILLE

Creative, eclectic, and neighborhood-focused, with local restaurants, music, and historic homes.

WATCH VIDEO ►

EXPLORE EAST NASHVILLE →

WEST NASHVILLE

Established neighborhoods and city convenience create a balanced Nashville lifestyle.

WATCH VIDEO ►

EXPLORE WEST NASHVILLE →



BELLEVUE | HERMITAGE

Note: Population: 721,074 (Part of Nashville - Davidson County)
Public School: Metro Nashville Public School

CONVENIENCE WITHOUT DOWNTOWN LIVING

BELLEVUE

Relaxed suburban living with parks, neighborhoods, and convenient west-side access.

Population: ~41,935 est.

[WATCH VIDEO](#) ▶

[EXPLORE BELLEVUE](#) →

MEDIAN PRICE
\$529,900

TRANSPORT
WeGo / Car



HERMITAGE

Affordable Nashville-area living with suburban amenities and convenient city access.

Population: ~38,124 est.

[WATCH VIDEO](#) ▶

[EXPLORE HERMITAGE](#) →

MEDIAN PRICE
\$428,165

TRANSPORT
WeGo / Car



Local Take: Both areas can make sense for buyers who want to remain connected to Nashville without choosing a dense urban neighborhood.

GREEN HILLS | BELLE MEADE | FOREST HILLS | OAK HILL

Note: Population: 721,074 (Part of Nashville - Davidson County)
Public School: Metro Nashville Public School

NASHVILLE'S *REFINED* RESIDENTIAL SIDE



MEDIAN PRICE
\$1,195,000

TRANSPORT
WeGo / Car

GREEN HILLS

Upscale convenience and central location surrounded by shopping, dining, and established neighborhoods.

WATCH VIDEO ►

EXPLORE GREEN HILLS →

BELLE MEADE

Prestigious estate living with privacy, mature landscapes, and historic character.

WATCH VIDEO ►

EXPLORE BELLE MEADE →

MEDIAN PRICE
\$2,599,999

TRANSPORT
WeGo / Car



FOREST HILLS & OAK HILL

Private, wooded residential living with larger properties and easy access to Nashville.

WATCH VIDEO ►

EXPLORE FOREST HILLS →

EXPLORE OAK HILL →



MEDIAN PRICE
\$1,975,000~

TRANSPORT
WeGo / Car

BRENTWOOD | FRANKLIN

Note: Williamson County Schools

TWO OF WILLIAMSON COUNTY'S MOST SOUGHT-AFTER ADDRESSES



MEDIAN PRICE
\$1,300,000

TRANSPORT
Car

BRENTWOOD

Upscale suburban living with spacious homes and green spaces.

Population: 45,313 est

[WATCH VIDEO](#) ►

[EXPLORE BRENTWOOD](#) →



MEDIAN PRICE
\$875,162

TRANSPORT
Car

FRANKLIN

Historic charm meets modern luxury with a downtown and strong community feel.

Population: 90,226 est

[WATCH VIDEO](#) ►

[EXPLORE FRANKLIN](#) →



Williamson County also supports a significant corporate and employment base, helping make this corridor attractive for relocation.

NOLENSVILLE | ARRINGTON | COLLEGE GROVE

Note: Williamson County Schools

WHERE **SUBURBAN** GROWTH MEETS TENNESSEE COUNTRYSIDE

NOLENSVILLE

Small-town character and new growth make Nolensville popular with families.

Population: 15,789 est.

[WATCH VIDEO](#) ▶

[EXPLORE NOLENSVILLE](#) →

MEDIAN PRICE
\$786,500

TRANSPORT
Car



MEDIAN PRICE
\$1,500,000~

TRANSPORT
Car

ARRINGTON

Rural elegance and countryside living offer privacy, space, and a slower pace.

Population: 15,703 est.

[EXPLORE ARRINGTON](#) →

COLLEGE GROVE

Rolling hills, luxury homes, and open space define this scenic community.

Population: 5,941 to 6,806 est.

[WATCH VIDEO](#) ▶

[EXPLORE COLLEGE GROVE](#) →

MEDIAN PRICE
\$1,750,000

TRANSPORT
Car



SPRING HILL | THOMPSON'S STATION | COLUMBIA

Note: Williamson County Schools

THE GROWING SOUTHERN CORRIDOR

SPRING HILL

Fast-growing suburban living with new construction, family amenities, and employment opportunities.

Population: 61,336 est

[WATCH VIDEO](#) ►

[EXPLORE SPRING HILL](#) →

MEDIAN PRICE
\$514,990

TRANSPORT
Car



MEDIAN PRICE
\$778,010

TRANSPORT
Car

THOMPSON'S STATION

Quiet, upscale countryside living with rolling hills and a strong community atmosphere.

Population: 9,469 est.

[EXPLORE THOMPSONS STATION](#) →

COLUMBIA

Historic small-city charm with local businesses, culture, and a growing downtown.

Population: 50,072 est.

[WATCH VIDEO](#) ►

[EXPLORE COLUMBIA](#) →

MEDIAN PRICE
\$399,000

TRANSPORT
Car



FAIRVIEW | WHITE BLUFF

Note: Williamson County Schools

MORE SPACE WEST OF NASHVILLE

FAIRVIEW

Peaceful country living with larger lots, natural beauty, and easy Nashville access.

Population: 10,877 est.

[WATCH VIDEO](#) ▶

[EXPLORE FAIRVIEW](#) →

MEDIAN PRICE
\$604,600

TRANSPORT
Car



WHITE BLUFF

Small-town living and open space offer a quieter lifestyle west of Nashville.

Population: 3,862 est.

[WATCH VIDEO](#) ▶

[EXPLORE WHITE BLUFF](#) →

MEDIAN PRICE
\$356,950

TRANSPORT
Car



Local Take: These communities deserve consideration from buyers willing to trade a longer drive for a quieter setting and potentially more property.

MT. JULIET | LEBANON

Note: Williamson County Schools

EAST OF NASHVILLE



MEDIAN PRICE
\$594,450

TRANSPORT
Car

MT. JULIET

Convenient suburban living with newer homes, shopping, recreation, and lake access.

Population: 45,172 est.

[WATCH VIDEO](#) ►

[EXPLORE MT. JULIET](#) →



MEDIAN PRICE
\$434,995

TRANSPORT
Car

LEBANON

Historic roots and growing neighborhoods create a relaxed alternative east of Nashville.

Population: 3,480,898 est.

[WATCH VIDEO](#) ►

[EXPLORE LEBANON](#) →



Compare Them: Choose Mt. Juliet for greater suburban convenience; consider Lebanon when space and a more relaxed setting move higher on the priority list.

GALLATIN | HENDERSONVILLE

Note: Sumner County Schools

LIFE NORTH OF NASHVILLE

GALLATIN

Growing community with lake access and a charming historic downtown.

Population: 54,590 est.

[WATCH VIDEO](#) ▶

[EXPLORE GALLATIN](#) →

MEDIAN PRICE
\$434,990

TRANSPORT
Car



HENDERSONVILLE

Lake lifestyle meets suburban convenience just north of Nashville.

Population: 64,266 est.

[WATCH VIDEO](#) ▶

[EXPLORE HENDERSONVILLE](#) →

MEDIAN PRICE
\$535,000

TRANSPORT
Car



The Lifestyle: If weekends on or near the water sound appealing, Sumner County belongs on the relocation shortlist.

MORE OPTIONS **SOUTH & SOUTHEAST** OF NASHVILLE



SCHOOL
Rutherford County
Schools

MEDIAN PRICE
\$458,495

TRANSPORT
Car

MURFREESBORO

A thriving city of growth and opportunity with extensive amenities and family-friendly neighborhoods.

Population: 171,178 est.

WATCH VIDEO ▶

EXPLORE MURFREESBORO →



SCHOOL
Marshall County
Schools

MEDIAN PRICE
\$500,000~

TRANSPORT
Car

CHAPEL HILL

Small-town Tennessee charm surrounded by countryside, farms, and outdoor recreation.

Population: 1,712 est.

EXPLORE CHAPEL HILL →



Which Fits You? Choose Murfreesboro when convenience and amenities lead the list. Consider Chapel Hill when open space, quiet surroundings, and small-town living matter more.

— CONNECT WITH US —

YOUR MOVE SHOULD FEEL INFORMED

Choosing where to live around Nashville is about more than finding a house. It means understanding commute patterns, neighborhoods, construction, property condition, schools, future plans, and what everyday life will actually feel like.

As a Nashville native, real estate agent, and retired general contractor, Susan brings a perspective that combines local knowledge with practical experience evaluating homes.

LIVING IN **NASHVILLE**

Ready to explore?

Start with a conversation about the lifestyle, home, and location you have in mind.

☎ (629) 280-2622

→ SUSAN@SUSANTHETFORD.COM



LIVING IN
NASHVILLE

www.livinginnashvilletenn.com