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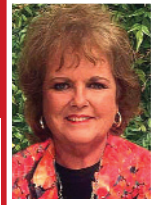


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\$649,900

Quiet, serene surroundings. Minutes to Nashville. In Davidson County with Ashland City mailing address. Rustic home on 4.82 acres (per tax card). Also, livable structure used as a music studio. Well/spring, but city water is available. Perfect for Air Bnb, In Laws, adult children, etc. Previously horses on land. Older barn and some fencing.
Sold AS IS



\$399,900

Rural, rustic setting. Vaulted wood beam, FP in living room. New LVT in kitchen, den. New insulation, vapor barrier. Bathrooms updated. Fresh paint. Roof replaced in 2010, new flashing, drip edge in 2022.
Detached 24X40 garage.



\$599,900

Custom built home on 6.53 acres. Walnut floors, solid wood doors. New kitchen stainless appls, oak custom craft cabinets. 3 large BRs. Pool with slide. 2 car garage, aggregate drive. Maintained with 1 year old HVAC, 5 year old roof. Stocked pond.



\$289,900

Brand new granite counters in kitchen. Garage door, opener. Kitchen floor, laundry room new LTV in 2022, Deck stained in 2020, new HVAC in 2017, water heater in 2016, roof in 2012. Septic pumped in 2019. Corner lot, large trees. Deck. Concrete drive, one car garage. High ceilings in 1/2 of basement. Security system.



\$529,900

Remodeled home. New deck, sidewalk, shutters. Interior repainted. New flooring (LVT), lights, granite counters, tile backsplash in kitchen, appliances. Main bedroom has trey ceiling, large walk-in closet, built-in shelving, new tub, toilet, etc. Sunroom off main bedroom overlooking wooded back yard. Hall bath has been remodeled-new toilet, tub, etc. Full basement with garage and finished den, bath. 20x24 detached garage/workshop.



\$650,000

16 acres in Ashland City. Zoned Commercial-C2 and R2. City water, sewer, electric. Good for development or family compound. Current survey in photos. Aerial photos do not show most recent property lines.



\$650,000

Airplane Enthusiast, this is for you. Exclusive gated aviation community. 2 private air strips. 2184 sq ft hangar on property with living space underneath (not finished). Storage building has a 16x20 deck out back. HOA includes use of 200 acres with walking trails, private lake and lots of wildlife. There is a \$1500 per year association fee.



\$370,000

Remodeled home. New hardwood in all 3 BRs. Living room has wood flooring with gas FP. Newer roof. Freshly painted. Tile flooring in kitchen. 2 car garage in basement. Rec area in basement. Basement has a full bath. HVAC was recently inspected and serviced.



\$495,000

Home with large open living area with double FP for living, kitchen area. Mahogany kitchen cabinets. Glass doors lead to climate controlled sunroom. Beautiful sunsets. Main living area separates the bedrooms. Each side has a owner's and spare BR. Partially finished basement with kitchen and plumbing for full bath. Wood burning stove in basement.



\$380,000

Renovated home in the Emerald Hills Historical District. Refinished hardwood. No carpet. Repainted. New light fixtures throughout. Remodeled sunroom leads to new deck. New kitchen LVT flooring, granite counters. Both bathrooms updated with LVT flooring. Main bath has new tub, toilet, vanity. Upstairs bath has all new lights, vanity (shower only). Walking distance to Clarksville Academy, Convention Center.



\$154,900

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Joelton - 3 Beds, 2 Baths, 2326SqFt - All Brick freshly painted one level home surrounded by farmland, large den with gas FIREPLACE, full bath with STEP-IN shower and utility room, formal living room, formal dining room, beautiful HARDWOOD floors, built-in PANTRY in kitchen, 2nd Walk-in shower with tiled walls, updated light fixtures, lots of road frontage, storage shed and POND. Attached Carport doubles as covered patio and is the perfect place to watch the amazing SUNSETS, conveniently located between Clarksville, Nashville and Springfield and only about 10 minutes from the interstate **\$535,000**



Ashland City - 3BR-2BA - 1810sqft - Welcome to the Luxury Townhomes of Crockett Hills located just 9 minutes from Briley Parkway, you can enjoy the convenient access to everything Nashville has to offer without the higher property taxes the only 3 Bed townhome in Ashland City that also offers a 2 Car Garage. Inviting Foyer and Master Suite on Main floor Master Suite with Walk-in closet, full bath with Soaking Tub and Separate Tiled Shower Open Kitchen Dining Living on 2nd Floor Kitchen complete with pendant lights over beautiful granite island and Stainless Appliances. Hardwood Floors Through out except for tiled bath floors. Spacious Laundry Room, Balcony Off Living Room Contract now and choose colors. Monthly HOA Fees to be determined. **\$459,900**



Ashland City - 24.50 Acres - Prime property for development - Currently zoned R1 - Unique log home on nearly 25 acres. Logs 200 yrs old - Tobacco barn, valuable timber - Great opportunity for a property only 15 minutes from Nashville that could be turned into your own showplace - Just 16 miles from Titans Stadium - home to be sold as-is **\$850,000**



Nashville - 3BR-3BA - 2228SqFt - This charming residence rests alongside the picturesque Cumberland River, boasting an exterior adorned with cedar siding. Its front is graced by a spacious covered porch, while a screened porch spanning the full width of the back offers serene vista of a fenced backyard and flourishing garden, complemented by a breathtaking panorama of the Cumberland River. Inside, you'll find resplendent red oak floors, poplar-clad walls, and a pine ceiling that add warmth and character to the space. Additionally, the property features an attached apartment, complete with its own separate entrance. This self-contained unit boasts a petite kitchen, a cozy bedroom, and a well-appointed full bathroom with a shower. **\$975,000**



Ashland City - 4 Beds, 2Baths, 1966SqFt - This home combines classic charm with modern updates, making it a comfortable and inviting place to live. The all-brick exterior, two-car garage, and fenced yard offer practicality and privacy. While the interior features like the living room's hardwood floors, updated kitchen, and remodeled guest bathroom add to the home's appeal. The finished basement, with a rec room and built-in bookcases, provides additional living space for relaxation and entertainment. All kitchen appliances remain, making it a move-in ready space for cooking and entertaining. The guest bathroom has been remodeled, offering a fresh and contemporary feel. The front of the house showcases newer replacement windows and new gutters, enhancing energy efficiency and the overall aesthetic appeal of the home. It is convenient to schools, shopping and traveling to and from Nashville. It is a great place to live in a thriving community **\$336,500**



Ashland City - 3 Beds, 2.5Baths, 2010SqFt - Featuring a mostly brick exterior that not only looks impressive but also provides durability - layout includes a bonus room above the garage, complete with a half bathroom. This additional space can be used for various purposes, such as an extra bedroom, office, or entertainment area. The interior is finished with high-end touches, including granite countertops throughout the house. This adds a touch of luxury and durability to the kitchen and bathrooms. The master bedroom boasts a tray ceiling, adding an elegant architectural detail. The master bathroom includes both a soaking tub and a separate shower, providing a choice for relaxation or quick showers. A 12x12 covered patio extends the living space to the outdoors, allowing for relaxation and outdoor gatherings - Prospective buyers have the opportunity to choose their preferred color schemes by contracting now - The house comes with a 2-10 warranty, providing peace of mind. **\$474,900**



Hendersonville - 3BD-3BA-3661sqft - This remarkable home is a true gem, boasting a captivating lakeside setting w an array of impressive features. The exterior is adorned w elegant enduring brickwork. A significant highlight is the deep-water covered dock, offering both convenience & luxury for water enthusiasts. The residence underwent a comprehensive remodel in 2023, ensuring a modern & stylish interior. The basement of this home serves as a Mother In Law Suite, providing additional living space & privacy. **\$1,250,000**



Kingston Springs - 2.650 Acres - Heavily Treed lot w/gorgeous views, Serenity and wildlife, Various style homes in the area and minutes from I-40, City water and gas at the road. Could be a great lot for a basement home, soil mapped and previously permitted for 3 bedroom septic **\$98,900**



Cedar Hill - 11.100 Acres - The potential of this property is endless, envision a Cracker Barrel, Waffle House, gas station, industrial park, business park, shopping complex, or maybe a combination of all of these, level property with 1130' of road frontage on main hwy to interstate, grab this opportunity before the growth hits, unbelievable opportunity awaits. **\$3,500,000**



Charlotte - 3BD-3.5BA-2957SQFT - Songwriter's Paradise - all the inspiration you need is here & plenty of room to share with your friends, family or clients - the possibilities are endless - 2 homes on property (2957sqft/1652sqft) - year round spring fed creek & 2 branches (bordered by Lower Twin Branch) and a stocked pond - pasture for livestock - some marketable timber - even room for private air strip and hangar see media section to find out all the details on this New Orleans Inspired home and guest house - YOU WILL NOT BE DISAPPOINTED! **\$2,800,000**



Joelton - 3BD-2BA-2326 Sqft - charming ranch-style home is a peaceful oasis set on 5 picturesque acres in serene rural location near Nashville - provides a tranquil retreat w/ a private pond & spacious 24x28 covered patio, offering endless possibilities for outdoor living & enjoyment - Conveniently positioned between Clarksville, Nashville, & Springfield, this freshly painted one-level home is designed for easy living. **\$535,000**



Ashland City - 3BD-2.5BA-3459sqft - This home boasts a classic & timeless exterior w its all-brick construction, creating a sense of durability & aesthetic appeal - Inside, the attention to detail is evident w crown molding throughout, adding a touch of elegance to living spaces. The kitchen, equipped w oak cabinets, features an island for added functionality & a large pantry for convenient storage. This space is not only practical but also designed w a sense of style. **\$750,000**



Ashland City - 2000SqFt - Currently used as a law office and previously a shoe store with apartment upstairs - all brick building in the center of a growing downtown area - has dedicated parking behind the building or city parking at the street - handicap accessible entrance - reception area, office, conference room and 2 restrooms on main floor - 3 offices, conference area and kitchenette upstairs - hardwood and tile floors - shown by appt only please do not disturb current tenants. **\$400,000**



Chapmansboro - 2BD-2BA-1636SqFt - It's HOT and you need a home on the RIVER with a DOCK! This home could be used as a 3 bedroom home and the views from the covered decks await you! Open concept kitchen - living room - vaulted ceilings and grove ceilings provide endless possibilities for decorating - candles and a glass of wine are all you need to relax in the tub while enjoying the tranquility of the river flowing - one garage door but plenty of room in the basement for all the toys - basement is also plumbed in for a 3rd bath - just minutes from a community playground or create your own in the open and level yard - Handicap accessible ELEVATOR - transferable dock permit and you can get approval to add a cover to the dock or expand it up to a total of 700sqft - would make a great AIRBNB **\$751,000**



Ashland City - 4BD-2.5BA-1430SqFt - Spacious all brick home with full basement on level .96 acre lot - Hardwood floors - gas log FP - convenient to West Nashville/BelleVue - Office space - basement has potential to finish more space easily - new hvac 2021 - large flat back yard great for play or outdoor entertainment - property sold as-is but mostly cosmetic **\$332,500**



Ashland City - 2.00 Acres - This hilltop estate is truly a stunning & picturesque piece of land, offering a magnificent setting for those seeking unparalleled natural beauty & scenic views. It boasts breathtaking vistas that will leave you in awe. The most striking feature of this property is its mesmerizing river views, extending over 6 miles. The river scenery adds a sense of tranquility and serenity, providing a constant source of inspiration & a connection with nature. **\$275,000**



Ashland City - 3 Beds, 2 Baths, 1810 SqFt - Welcome to the Luxury Townhomes of Crockett Hills, located just 9 minutes from Briley Parkway, you can enjoy the convenient access to everything Nashville has to offer without the higher property taxes, the only 3 Bed townhome in Ashland City that also offers a 2 Car Garage. Inviting Foyer and Master Suite on Main floor Master Suite with Walk-in closet, full bath with Soaking Tub and Separate Tiled Shower, Open Kitchen Dining Living on 2nd Floor, Kitchen complete with pendant lights over beautiful granite island and Stainless Appliances. Hardwood Floors Through out except for tiled bath floors. Spacious Laundry Room, Balcony Off Living Room, Contract now and choose colors. Monthly HOA Fees to be determined. **\$449,900**



Tennessee Ridge - 5 Acres - Unrestricted with road frontage on two roads, open land with several nice building sites - some fencing - Beautiful views - mature trees - some open pastures for farming, cattle, etc - would also make great hunting area - total of 30 acres for sale listed in 6 separate tracts - MLS #s 1,2451412, 2451413, 2451414, 2451416, 2451417 - buyer will need to get perk completed and septic installed - taxes to be figured at closing - City water - corner of Dr. Barnes & Clyde Webb **\$50,000**



Nashville - 2BR-2BA-850SqFt - An impressive condominium complex located in Nashville, Tennessee, it's quite unique as it falls under the category of Non-Owner Occupied Short-Term Rental Property (STRP), making it an ideal investment opportunity for those looking to venture into the Airbnb market. What sets it apart even further is its zoning status, classified as MULA, which is quite rare and valuable for Airbnb operations. Each unit within The Loftis on 44th boasts a range of high-quality features and finishes. **\$470,000**



Ashland City - 3bd-2/1BA - 2188SqFt - this house is an enchanting abode, offering a blend of modern amenities and charming features, all set in a tranquil and private location. Whether you're an aspiring chef, a gardening enthusiast, or simply looking for a peaceful sanctuary, this move-in ready ranch with an open floorplan, gourmet kitchen, oversized family room, expansive backyard, chicken coop, and pergola offers a lifestyle that's both delightful and inviting. Beyond the kitchen lies a picturesque backyard that is truly a homeowner's dream. The backyard offers plenty of outdoor space, perfect for gardening enthusiasts to grow their favorite plants and vegetables. It also serves as an excellent area for entertaining guests, hosting barbecues, or simply enjoying quality time with loved ones. **\$470,000**

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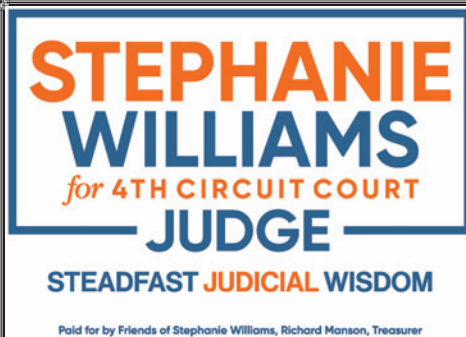
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Q & A WITH STEPHANIE J. WILLIAMS

CANDIDATE FOR JUDGE OF CIRCUIT COURT, DIVISION IV

What is the Davidson County Circuit Court, Division IV?

The Davidson County Circuit Court, Division IV (more commonly known as the Fourth Circuit Court) is a Family Court. Fourth Circuit Court handles divorces (which include dividing marital property, alimony, parenting time, child support, etc.), domestic violence cases (specifically orders of protection), termination of parental rights, and appeals of juvenile dependent and neglect cases. Additionally, Fourth Circuit Court is the only court in Davidson County that handles adoption cases.

Is this a Special Election?

Yes. The last elected judge in this office-my dear friend and mentor, Judge Philip E. Smith-died unexpectedly on September 3, 2022, after serving as Judge of the Fourth Circuit Court for nearly 13 years. He was just days into the beginning of a new term. In this election, the voters will elect the person to serve the remainder of Judge Smith's 8-year term.

Why are you running for this office?

Family law has been my passion since I found myself in my own family law-related case involving my children nearly 20 years ago. From that point on, I've dedicated my legal career to serving families in Middle Tennessee with a focus on affordability and accessibility. I was fortunate to work in the family law court system, specifically the court I am running for, for more than nine years and to serve under one of Tennessee's most learned family law trial judges, the late Judge Philip E. Smith. Seeking this position is a natural progression in my career.

In addition to my professional experience, my personal experiences and my involvement in the community allow me to be fair and compassionate, both of which are so important when dealing with families during some of their most difficult and vulnerable moments.

Lastly, I will work to improve how we administer justice. The area of family law has developed and evolved over the years and the courts have been slow to implement and use technology and to streamline processes to benefit those they serve. I will work to make the system more user-friendly, more efficient, more effective, and less costly. The Covid-19 pandemic highlighted ways courts can use technology to run more efficiently, saving litigants and lawyers time and money. It is time to expand on what we have learned and bring the courts up to date.

What objectives do you have if elected?

I will continue to serve with an eye towards affordability and accessibility within our family law court system. I plan to do this by using technology to hear some more routine matters virtually as a convenience to litigants and lawyers. I also plan to continue to streamline the Court's systems and procedures to make the Court more user-friendly.

I am also very excited to "Connect Community with the Court." Family law matters can be complicated and touch every area of a person's life. But certain laws, ethical guidelines, and limited resources hinder the Court's ability to address all of the matters families face. I plan to connect litigants with community resources that can provide the services and support families need, but that the court is unable to provide.

What specific expertise or experience qualifies you to be elected to this office?

Life Experience: I have experienced, and continue to experience, the triumphs and trials of single parenting, co-parenting, and grandparenting. I've have had to make sacrifices and work hard as a single parent including balancing multiple jobs while putting myself through school, commuting from Nashville to the University of Tennessee College of Law in Knoxville for nearly 3 years. As a grandparent, I understand the significant role grandparents play in the lives of their grandchildren and the vital support grandparents often provide as their children raise children of their own. My own life experiences give me a unique perspective on the challenges many families face, which makes me a more compassionate judge.

Professional Experience: I practiced family law for more than 20 years. As a lawyer, I provided affordable, accessible, advocacy to hundreds of parents and families. I then left private practice to serve as the Special Master (the "little judge") of the Fourth Circuit Court under the late Judge Philip E. Smith. During my tenure as Special Master, I made several improvements to the court's processes and procedures, and handled the cases before me in an efficient, fair and compassionate manner. Through my service in Fourth Circuit Court, I gained the overwhelming confidence and support of my colleagues above all other candidates in this race. My professional experience uniquely qualifies me to serve as Judge of the Fourth Circuit Court.

Community Experience: I have been a member of the Nashville community for more than 35 years, I attended McGavock High School, Fisk University, and Trevecca Nazarene University. I proudly raised my two children in Nashville. As a community servant, I have mentored, engaged with, and supported survivors of domestic violence, incarcerated youth, young women, single parents, and our unhoused and economically disadvantaged friends and neighbors and I have worked with programs serving children in public schools and providing affordable housing-all causes that matter greatly to me. My community experience and engagement will prove useful as I work to connect the community and the courts to better serve our families.

When is the election? The election is March 5, 2024. Early voting will take place February 14 - 27, 2024. This election is on the Super Tuesday presidential primary ballot.

Final thoughts and words...

It is an honor to be able to run for the office of Circuit Court Judge, Division IV here in Davidson County. My diverse personal and professional background, my knowledge of the inner workings of this court and my thorough understanding of the job, uniquely qualify me for this role. I want to earn the vote of every voter in this county.

I invite everyone to learn more about me and my campaign by visiting my website at: www.stephanie4judge.com. And look out for information about upcoming Community Meet and Greets in areas throughout Davidson County.





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13 But I would not have you to be ignorant, brethren, concerning them which are asleep, that ye sorrow not, even as others which have no hope.

14 For if we believe that Jesus died and rose again, even so them also which sleep in Jesus will God bring with him.

15 For this we say unto you by the word of the Lord, that we which are alive and remain unto the coming of the Lord shall not prevent them which are asleep.

16 For the Lord himself shall descend from heaven with a shout, with the voice of the archangel, and with the trump of God: and the dead in Christ shall rise first:

17 Then we which are alive and remain shall be caught up together with them in the clouds, to meet the Lord in the air: and so shall we ever be with the Lord.

18 Wherefore comfort one another with these words.

1 Thessalonians 4:13-18

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