YOUR MIDDLE TENNESSEE RELOCATION GUIDE

Moving to *Franklin, TN*

EST. 1799 · WILLIAMSON COUNTY · 35.92° N 86.87° W

Historic charm meets modern luxury in Williamson County's crown jewel.

Top-rated schools, rolling Tennessee countryside and a town steeped in Civil War history, just 21 miles south of Nashville. Everything an out-of-state buyer needs to decide where, and how, to make the move to America's favorite small town.

The Good Life Starts Here

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Welcome to Franklin

Franklin and Williamson County are that rare "best of both worlds" choice: historic charm, strong schools, polished suburban amenities and easy access to Nashville's business, healthcare, airport and entertainment.

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HOW TO USE THIS GUIDE

Start with the fit check, then compare neighborhoods through the lens of an ordinary weekday. Save the discovery weekend and checklists for your visit and move. Gold boxes are insider tips; coral boxes flag things to verify before you commit.

A NOTE FROM MIKE

People don't move to Franklin by accident.



Every week, my team and I talk with families and executives weighing a move to Williamson County. Most arrive with the same three questions:

- **Is Franklin right for us?**
- **Where exactly should we live?**
- **How do we pull off a move like this without expensive mistakes?**

This guide answers those questions plainly, with the facts that matter, from taxes and schools to commutes and home values, alongside the things you only learn by living here. It also tells you when Franklin may not be the right fit.

On a personal note, my family and I planted roots in Franklin more than a decade ago, delighted to make a home among like-minded and freedom-loving friends. The SouthernLUXE team lives and works here, knows this market well and loves sharing what makes life in Franklin and Middle Tennessee so special.

Read it, share it with your family, and **call us before you book your flight.** The best relocations start with a conversation.

> LET'S TALK IT THROUGH
> On a buyer consultation call we'll map your lifestyle, budget and move timeline, shortlist your top two or three neighborhoods and outline your next steps. We'll walk through drive-time realities, school zone boundaries and lifestyle pockets, and share how we find coming-soon listings, builder opportunities and homes that never reach Zillow.

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PART 01

Franklin at a Glance

A historic county seat with a modern economy, rolling countryside on three sides and Nashville half an hour north.

IN THIS PART

05 The quick snapshot

05 Where things are

07 Is Franklin right for you?

07 The trade-offs, plainly

"A town where families still gather on front porches, and community matters."

FRANKLIN AT A GLANCE

The Quick Snapshot

~85,000	21 mi	0%	9.75%
Residents in the county seat	South of downtown Nashville	State income tax on wages	Combined sales tax

HOME PRICES

A premium market with real range

- Condos and townhomes from the $400s
- Family homes in amenity communities, $900K–$2M
- Historic and new-construction luxury, $1.3M–$4M+
- Estates and acreage from $2M to well past $10M

COMMUTE & AIRPORT

Nashville when you want it

- Cool Springs offices: 10–25 minutes
- Downtown Nashville: 25–35 off-peak; allow 60+ at rush hour
- Nashville International (BNA): 35–60 minutes
- 114 nonstop destinations from BNA

LIFESTYLE

Small town in feel, not in options

- A 16-block historic downtown on the National Register
- Live music from the Franklin Theatre to Leiper's Fork
- Harlinsdale Farm, the Harpeth River and the Natchez Trace
- Festivals from spring through Christmas

WHO THRIVES HERE

The people who settle in fastest

- Families who put schools first
- Hybrid and remote professionals who want space
- Executives working in Cool Springs or Nashville
- Creatives who want Nashville nearby, not next door

Get your bearings

Downtown is the historic center. Use this rough compass to place the names you will hear most; directions are approximate.

NORTHWEST Fairview · I-40	NORTH Brentwood · Nashville	NORTHEAST Cool Springs · McKay's Mill · Nolensville
WEST Westhaven · Natchez Trace	CENTER Historic Downtown	EAST Ladd Park · Hwy 96 East
SOUTHWEST Leiper's Fork · countryside	SOUTH Berry Farms · Thompson's Station · Spring Hill	SOUTHEAST Arrington · College Grove

THE ADDRESS DECIDES MORE THAN THE ZIP CODE

City limits, school district, attendance zone, utility service and flood exposure can all follow different boundaries. A "Franklin" mailing address can be a downtown cottage or a farm 20 minutes out. We verify each one for the actual property.



Main Street, Franklin

AN HONEST FIT CHECK

Is Franklin Right for You?

A strong fit if you want

- A walkable historic downtown with genuine character
- Top-rated public schools and strong private options
- Nashville's jobs, airport and culture 30 minutes away
- A choice of amenity communities, historic streets or acreage
- A place to put down long-term roots

Maybe not the fit if you want

- The lowest price point in Middle Tennessee
- A quiet town that isn't growing
- Downtown Nashville nightlife outside your door
- Zero traffic and easy parking on festival weekends
- To pick a home from photos without ever visiting

The trade-offs, plainly

- **Prices.** Franklin is one of Tennessee's most expensive markets. Well-priced homes in top school zones draw competition.
- **Growth and traffic.** Williamson County keeps growing. I-65 and downtown streets get congested at rush hour and on festival weekends.
- **Reappraisals.** Tax rates are low, but values reset at each county reappraisal, so budget for change.
- **Weather.** Long springs and falls, hot humid summers, and short winters with the occasional ice storm.

> VISIT ON AN ORDINARY DAY
>
> Enjoy the postcard moments, but also drive the grocery run, check a school pickup route and time the trip to work. Those small journeys reveal the right location.

PART 02

Living Here

Coffee on Main Street, a Saturday market, trails along the Harpeth and a calendar full of hometown traditions.

IN THIS PART

09 Your first Saturday

10 Shopping and everyday errands

11 Dining and coffee

12 Music, arts and community

13 History with depth

14 Parks and countryside

15 The year in Franklin

"The best way to understand Franklin is to spend a weekend living in it."

A DAY IN THE LIFE

Your First Saturday in Franklin

Here's how a typical Saturday might go when you visit and spend time with Mike and the team.

8:00 AM Coffee off Main Street

Start at Frothy Monkey, a block off Main, or Franklin Mercantile, Merridee's Breadbasket or Puckett's on Fourth Avenue. Coffee lovers can also explore The Fainting Goat, Elroy's, High Brow in Westhaven, ONYX + ALABASTER, The Coffee House at Second & Bridge and Honest Coffee Roasters at The Factory.

9:00 AM The Franklin Farmers Market

Saturdays year-round, 8 a.m. to noon, at 120 Aldersgate Way off Mack Hatcher Parkway: local farms, sourdough, pasture-raised meat and eggs, flowers and live music. Then walk Main Street's brick sidewalks, bookstores and boutiques.

11:00 AM Pinkerton Park

A short stroll from downtown's antique shops, this 34-acre park on the Harpeth River has a paved one-mile loop, a playground, picnic areas and the trail up to historic Fort Granger.

12:30 PM Brunch, taken seriously

Puckett's for comfort food and live music, Culaccino for Italian, or 55 South for New Orleans-style plates, and many more to choose from.

2:30 PM Out into the hills

Youth sports, a boutique stroll, the trails around Westhaven, or ten minutes west to the Natchez Trace Parkway for forest trails, cycling and the Double Arch Bridge overlook.

7:00 PM Dinner and a show

Steaks and cocktails at Cork & Cow, refined Southern cooking at Red Pony, or Gray's on Main in a restored 1876 pharmacy. Finish with a concert or classic film at the Franklin Theatre, or a Studio Tenn production at The Factory.

SHOP AND STROLL

Shopping and Everyday Errands

From a village find to a full errand day, each district has its own personality. Group your stops by area; crossing I-65 repeatedly turns a short list into an expedition.

DISTRICT	WHAT YOU WILL FIND	GOOD TO KNOW
Historic Main Street	Independent boutiques, books, art, gifts and sweets	Step onto the side streets; the visitor center has walking maps
The Factory at Franklin	Shops, food, Honest Coffee, Studio Tenn and pottery painting in a restored industrial campus	Great for mixed interests or a rainy afternoon
Cool Springs	Cool Springs Galleria, national retailers and services	The practical side of settling in
McEwen Northside	Offices, apartments, dining and retail in one walkable district	Test it as an after-work spot near the office
Berry Farms	Publix, Biscuit Love, gifts, fitness and pet care	Also a preview of living near a town center
Leiper's Fork	Galleries, antiques and distinctive gifts	Smaller shops keep limited hours; go Thursday to Sunday



A HOME SETUP SHOPPING PLAN

Measure rooms and doorways first. Buy first-week essentials, then live in the space before ordering major pieces. Check lead times, delivery access and return policies. On acreage, confirm large trucks can use the drive.

AT THE TABLE

Where Locals Actually Go

Franklin rewards an unhurried meal. Use these as a starting list, then check current menus, hours and reservations.

BREAKFAST & COFFEE	LUNCH & CASUAL	DINNER
Frothy Monkey, a block off Main	Puckett's: Southern comfort food and a music calendar	Gray's on Main: Southern plates in a restored 1876 pharmacy
Merridee's Breadbasket and Franklin Mercantile	55 South: New Orleans-style favorites	Red Pony: refined Southern cooking on Main Street
Honest Coffee Roasters at The Factory	Biscuit Love at Berry Farms	Cork & Cow: steaks and craft cocktails
High Brow Coffee + Tea in Westhaven	Tacos and bakeries at The Factory	Culaccino: house-made pasta and wood-fired pizza

WHAT LOCALS KNOW

Take the Sunday-afternoon drive out to Leiper's Fork. Catch sunset at the Natchez Trace's Double Arch Bridge. Book downtown restaurants ahead on weekends. And for a classic meat-and-three, ask anyone about Barbara's Home Cookin'.

RESERVE THE EXPERIENCE, THEN ENJOY THE DAY

On festival weekends, book dinner and performances early and keep a casual backup. Confirm hours before you go as restaurant schedules change.

Make a tradition of it

Pick one place to revisit during your discovery trip. A second breakfast at the same spot tells you more about the rhythm of a neighborhood than another packed day of sightseeing.

MUSIC, ARTS AND COMMUNITY

A Creative Life Beyond Nashville

DOWNTOWN STAGE

The Franklin Theatre

- Restored Main Street venue for concerts, films and special performances
- Pair dinner nearby with a show from the current program

PROFESSIONAL THEATER

Studio Tenn

- Productions at the Turner Theater inside The Factory
- Review the season and buy through Studio Tenn's own box office

LEIPER'S FORK AFTER HOURS

Fox & Locke

- Food, live music and open-mic nights in the village
- A famous guest appearance is a possibility, never a promise

ART IN EVERYDAY LIFE

First Friday Art Crawl

- Galleries and shops open late each month
- Gallery 202 and the Leiper's Fork galleries are good starting points

PHOTO

The Franklin Theatre marquee

Right-click > Change Picture > From a File

Faith and finding your people

Franklin has an unusually rich church community, from historic downtown congregations to large contemporary churches. Many newcomers say finding a church home was the moment Franklin truly felt like home, and we're glad to make introductions. Volunteer shifts, library programs, recreation classes and neighborhood gatherings offer many other ways to connect.

Nashville broadens the picture with larger concert halls, museums and professional sports. Treat those outings as planned city trips; event traffic matters as much as the drive in.

Read the Landscape and the Stories

PHOTO

Carnton or the Carter House

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Carter House and Carnton Plantation

These sites interpret the 1864 Battle of Franklin and its effect on the town. Take a guided tour to understand the homes and grounds and ask about the Slavery & the Enslaved tours. Give each site real time rather than squeezing both between showings.

A fuller account of Franklin

The Fuller Story markers and March to Freedom statue on the public square bring African American history into the heart of downtown. The McLemore House in the Hard Bargain neighborhood tells the story of Harvey McLemore and Black community life after emancipation.

Follow the story outdoors

Fort Granger above Pinkerton Park, Winstead Hill and Eastern Flank Battlefield Park each read the Civil War landscape differently. Lotz House is another museum near downtown, and Rippa Villa in Spring Hill extends the story south.

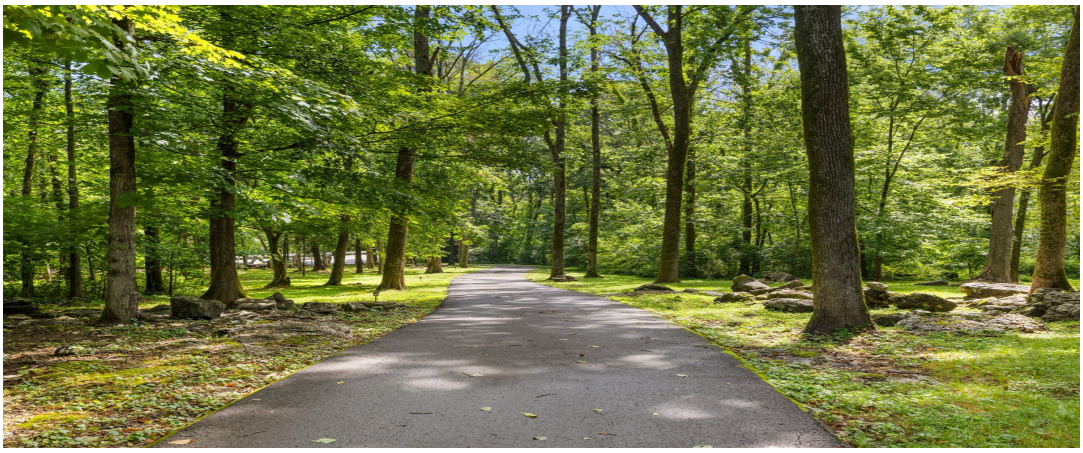
> **HISTORIC CHARACTER COMES WITH STEWARDSHIP**
> When buying an older home, distinguish National Register recognition from local historic overlay rules. Confirm the approvals needed for exterior changes, additions or demolition before you commit to a renovation plan.

PARKS AND COUNTRYSIDE

Space to Breathe Close to Town

Franklin has more than 15 miles of trails, and the countryside starts minutes from Main Street.

PARK	HIGHLIGHTS	BEST FOR
Pinkerton Park	Paved one-mile loop, playground and Harpeth River setting; bridge to downtown	An easy walk from Main Street
The Park at Harlinsdale Farm	Walking paths through a historic 200-acre horse farm	Picnics, dogs, open fields and summer concerts
Jim Warren Park	About 2.5 miles of trails, a pond, sports fields and green space	Mixing a walk with youth sports
Winstead Hill Park	Wooded trail, broad views and Civil War history	A quiet walk with perspective
Aspen Grove Park	Paved trail along Spencer Creek	Cool Springs residents
Timberland Park	Wooded hiking trails and overlooks along the Natchez Trace	A nature escape west of town
Radnor Lake State Park	Protected lake and forest trails, 20 minutes north	Serious hikers and birdwatchers
Bowie Nature Park, Fairview	Lakes, trails and woodland on the county's northwest edge	A longer outing



The Natchez Trace Parkway

Make time for the Double Arch Bridge at Birdsong Hollow, near milepost 438, and use the designated viewing areas. It is a beautiful outing, not a substitute for testing your everyday commute.

> ASK WHAT ACCESS ACTUALLY MEANS
>
> A neighborhood trail may be private, a nearby golf course may need separate membership, and river access does not guarantee safe paddling. Confirm permission and conditions for the activities you care about.

Traditions That Fill the Calendar

Downtown Franklin comes alive throughout the year with beloved community traditions. These events showcase Franklin's historic charm, vibrant local businesses and welcoming small-town atmosphere.

FESTIVAL / EVENT	TYPICAL TIME	WHAT TO EXPECT
First Friday Art Crawl	Monthly	Galleries, exhibits, local artists and free trolley rides
Main Street Festival	April	Arts, crafts, food vendors, live music and family activities
Franklin Rodeo Parade	May	Downtown parade celebrating the annual rodeo
Franklin on the Fourth	July	Independence Day celebration and community activities
Pilgrimage Music & Cultural Festival	Fall	A major music weekend at Harlinsdale Farm; check annual plans
PumpkinFest	October	Fall festival with costumes, arts and crafts, food and family fun
Wine Down Main Street	November	Ticketed wine tasting, local restaurants and downtown shopping
Christmas Tree Lighting	December	Tree lighting, live music and holiday festivities
Franklin Christmas Parade	December	Hometown parade with floats and marching bands
Dickens of a Christmas	December	Victorian carolers, Dickens characters, vendors and holiday activities

Choose the season that suits your visit

Spring and fall invite long walks and countryside drives. Summer calls for water, shade and indoor breaks. Winter brings holiday windows and a quieter downtown after the celebrations.

> **CHECK THE ORGANIZER BEFORE YOU BOOK**
> Dates are listed as orientation, not guarantees. Verify the current calendar, ticket rules, street closures and parking; festival weekends also change the feel of nearby home tours.

PART 03

Where to Live

The right neighborhood depends less on the house and more on the life around it.

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22 Williamson County, town by town

"Choose the life and community around the house, then choose the house."

FIND YOUR STARTING POINT

Match Your Priorities to a Place

Think of Williamson County in lifestyle terms, not just city names: **Franklin** for charm and established prestige; **Brentwood** for luxury and convenience; **Nolensville** for fast-growing family appeal; **Thompson's Station** and **Spring Hill** for relative value; **Fairview** for more elbow room; and **Leiper's Fork, College Grove** and **Arrington** for rural character and estate-style living.

IF YOUR PRIORITY IS…	START YOUR SEARCH IN…
Walking to dinner, shops and festivals	Downtown Franklin and historic streets · Westhaven
Instant community with pools, events and trails	Westhaven · Ladd Park · Berry Farms
A short drive to Cool Springs offices	McKay's Mill · Fieldstone Farms · Cool Springs area
A shorter commute north to Nashville	Brentwood · north Franklin
Land, privacy, horses or a creative retreat	Leiper's Fork area · College Grove · Arrington
A gated estate or custom build	Wyelea · Brentwood estate communities · The Grove
More house for the budget	Thompson's Station · Spring Hill · Fairview · Nolensville

TOUR BEYOND THE MODEL HOME

Ask where future construction will happen, which amenities are open, what membership costs and who maintains streets and shared spaces. Request the documents that govern any particular lot.

NEIGHBORHOOD EXPLORER

Franklin Neighborhoods

Planning bands are broad orientation, not current valuations. We prepare live sales data for any neighborhood you are considering.

WALKABLE VILLAGE

Westhaven

PLANNING BAND

~$900K – $2.5M+

BEST FOR

Families and anyone who wants instant community

Franklin's best-known master-planned community, about 3 miles west of downtown. Front porches, sidewalks everywhere and a town center you can walk or golf-cart to.

- Resort-style pools, two fitness, tennis and pickleball
- Over 100 acres of parks, trails and lakes; golf club with separate membership
- Schools (verify by address): Pearre Creek Elementary, Hillsboro Middle, Independence High
- HOA roughly $170–$830 a month by home type

ASK BEFORE YOU BUY *Current dues for the specific home type, transfer fees and which amenities are included.*



Westhaven

HISTORIC & WALKABLE

Downtown Franklin

PLANNING BAND
~$1.3M – $4M+

BEST FOR
Professionals, creatives and lovers of character homes

Restored Victorian and early-1900s homes in Hincheyville and the blocks around Main Street, a short walk to dining, festivals and the Franklin Theatre.

- Limited inventory that moves fast; be ready before you tour
- Most homes fall in Franklin Special District for K–8 and Franklin High School

ASK BEFORE YOU BUY *Renovation scope, parking, older systems and historic review requirements.*

TOWN-CENTER LIVING

Berry Farms

PLANNING BAND
Varies by phase and home type

BEST FOR
Buyers who want shops and services nearby

A southern Franklin community that brings neighborhood streets together with Publix, dining and services, with easy access to I-65 and I-840.

- A different access pattern than neighborhoods west of downtown
- Mix of single-family homes, townhomes and condos

ASK BEFORE YOU BUY *The actual phase, home type and route to work, not just the name.*

RIVERSIDE COMMUNITY

Ladd Park

PLANNING BAND
~$800K – $1.5M

BEST FOR
Families wanting newer construction and amenities

A newer community near the Harpeth River on Franklin's southeast side, with walking trails, a resort pool and a relaxed residential feel.

- Quick access to I-65 and Highway 96
- Single-family homes and townhomes; active events and swim team

ASK BEFORE YOU BUY *A parcel-specific flood determination and insurance quote; river proximity is a reason to check.*

ESTABLISHED & CONVENIENT

McKay's Mill

PLANNING BAND
~$850K – $1.4M

BEST FOR
Commuters and families who value location

A well-established neighborhood near the Cool Springs business district, combining suburban comfort with an easy commute.

- Clubhouse, pools and walking trails
- Minutes to Cool Springs Galleria, offices and Williamson Medical Center

ASK BEFORE YOU BUY *Roof and HVAC ages, recent updates and the governing HOA documents.*

CLASSIC FAMILY

Fieldstone Farms

PLANNING BAND
~$700K – $1.1M

BEST FOR
Families wanting space and value

One of Franklin's original large neighborhoods on the north side, loved for its parks, trails and community feel, and among the better values in the city.

- Neighborhood pools, tennis and greenway trails
- Wide range of home sizes and ages, many updated

ASK BEFORE YOU BUY *Which amenities are included and the total renovation budget for an older home.*

COUNTRY & ACREAGE

Leiper's Fork area

PLANNING BAND
~$1.5M – $10M+

BEST FOR
Land, privacy, horses or a creative retreat

A historic village and the rolling farmland around it, 15 minutes west of downtown. Galleries, a general store, live music and room to breathe.

- Farms, estates and custom builds on multi-acre parcels
- Well, septic and internet vary by property; we check every one

ASK BEFORE YOU BUY *Usable acreage, septic approvals, easements, driveway access and mobile coverage.*

PHOTO

Leiper's Fork countryside

Right-click > Change Picture > From a File

PRIVATE ESTATE COMMUNITY

Wyelea

PLANNING BAND
Homesites from ~$1.5M

BEST FOR
Buyers building a custom home with land

A gated, 600-acre enclave of rolling hills about 3.5 miles from downtown, with 1- to 10-acre homesites. The developer plans a private club with equestrian, racquet, pool, fitness and dining facilities.

- Homesite price is separate from the cost of the finished home
- Riding trails and equestrian amenities

ASK BEFORE YOU BUY *Current delivery dates for planned amenities, membership terms and builder rules, in writing.*

JUST OVER THE LINE

Brentwood estates

PLANNING BAND
~$1.5M – $7M+

BEST FOR
Families wanting space and a shorter commute north

Witherspoon and Rosebrooke sit in Brentwood, minutes from Franklin and closer to Nashville, with larger lots.

- Witherspoon: about 400 homes, clubhouse, pool, tennis and trails
- Rosebrooke: about 200 homes, resort-style pool and event lawn
- Ravenwood High is common here; verify by address

ASK BEFORE YOU BUY *Lot topography, gate and security arrangements and current community documents.*

RURAL ESTATES & CLUB LIVING

College Grove & Arrington

PLANNING BAND
Varies widely

BEST FOR
Country property, custom homes and club settings

Horse country southeast of Franklin with farms, estate homes and private club communities such as The Grove. Wide open, and still about 25 minutes from Cool Springs.

- Separate land ownership from club access
- Longer trips for groceries and services

ASK BEFORE YOU BUY *Initiation fees, ongoing dues, any building obligations, septic and internet.*

BUILD THE COMPLETE CUSTOM-HOME BUDGET

Land + site preparation + design and engineering + construction + utilities + permits + landscaping + financing and carrying costs + contingency. Confirm builder approval rules and the time allowed to start or finish work.

Williamson County, Town by Town

A nearby community may fit your priorities better than the first place that caught your eye.

TOWN	CHARACTER	PRICES VS. FRANKLIN	COMPARE CAREFULLY
Brentwood	Luxury & convenience; established estates closest to Nashville	Higher	Large-lot maintenance and total cost
Nolensville	Historic village center with newer neighborhoods	Similar	Growth, construction and cross-county addresses
Thompson's Station	Rolling farmland and newer communities just south	Lower	Services, buildout plans and the drive north
Spring Hill	Relative value and newer homes	Lower	Williamson vs. Maury County taxes and schools
Fairview	Wooded lots, land and Bowie Nature Park	Lower	I-40 vs. I-65 access and service areas
College Grove & Arrington	Horse country, farms and The Grove	Higher	Septic, internet, memberships and errand runs
Leiper's Fork	Village culture and surrounding farms and estates	Higher	Distance to town, land rules and upkeep

Think in routes, not a radius

A home twenty miles away on one road can work better than a closer home on a congested corridor. Plot your real destinations, then test the most important trip both ways, including any school or childcare stop.

> **COUNTY LINES MATTER**
> Spring Hill straddles Williamson and Maury counties, and other mailing areas cross boundaries too. We confirm county, city, school district and tax jurisdiction through official parcel records before you compare homes.

PART 04

Money Matters

No state income tax on wages, moderate property taxes and a premium market with meaningful choices at every level.

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25 Property taxes

26 Current market snapshot

"Compare annual totals, not just purchase prices."

WHAT YOUR BUDGET BUYS

A Premium Market with Real Range

Use these broad bands to frame a conversation. Size, lot, condition and location can move a property well outside them.

HOME TYPE	TYPICAL PRICE	WHAT TO EXPECT	WHAT TO INVESTIGATE
Condos and townhomes	From the $400s	Lock-and-leave living near town centers	Association finances, fees and rental rules
Established family neighborhoods	$700K – $1.2M	3–5 bedrooms, mature trees, community pools	Renovations, systems and commute
Luxury amenity communities	$1M – $2M	3,500–5,000 sq ft, 4–6 bedrooms, home office	Included amenities, dues and construction nearby
New-construction luxury	$1.2M – $2.5M	Open plans, chef's kitchens, three-car garages	Lot premiums, upgrades and delivery dates
Historic homes near downtown	$1.3M – $4M+	Character, walkability and limited supply	Condition and preservation rules
Estates and acreage	$2M – $10M+	Privacy, room for horses and pool houses	Usable land, site costs and upkeep



Know the full monthly number

Add financing, property taxes, insurance, HOA and club charges, utilities, maintenance and any landscape or land costs. Get quotes before your contingency deadlines; older homes, large roofs, pools and acreage deserve extra attention.

PROPERTY TAXES

The Address Changes the Tax Bill

Tennessee assesses homes at 25% of appraised value, then applies the combined rate per $100 of assessed value. Whether a home sits inside Franklin city limits and inside the Franklin Special District (FSD) both matter. The county reappraised in 2025, and these are the 2026 rates published by Williamson County.

2026 JURISDICTION	COMBINED RATE PER $100	ANNUAL TAX ON A $1.5M HOME
County only (outside cities and FSD)	$1.3000	$4,875
Franklin city, outside FSD	$1.5660	$5,873
Franklin city, inside FSD	$2.2433	$8,412
Outside Franklin city, inside FSD	$1.9773	$7,415

WORKED EXAMPLE

$1,500,000 × 25% = $375,000 assessed value. For a Franklin home outside FSD: $375,000 ÷ 100 × $1.5660 = **$5,872.50 a year.** Inside both the city and FSD, the same home pays about $8,412.

These are illustrations at an assumed value, not estimates for a listing. Rates are set every year; we confirm the exact figure for every address.

Other taxes to know

- **No state income tax on wages.** Tennessee also fully repealed its Hall tax on interest and dividends for tax years beginning in 2021.
- **Sales tax is 9.75%** in Williamson County (7% state plus 2.75% local), with a lower state rate on groceries.
- **HOA dues** range from modest to several hundred dollars a month in gated and amenity-rich communities.

BEFORE AN OFFER

Request a parcel-specific tax calculation, insurance quote, current HOA dues, transfer fees, any special assessments and separate club obligations.

CURRENT MARKET SNAPSHOT

Reading the Market

FRANKLIN · SEPTEMBER 2026 · UPDATED QUARTERLY

$1.30M	538	63 days	37%
Median list price	Homes for sale	Median time on market	Listings with a price cut

The Greater Nashville market moved toward balance in 2026. Buyers have more choice and more room to negotiate than in recent years, while the best-priced homes in top school zones still sell quickly.

Read the market at the right scale

Ask for recent closed sales, current competition, pending activity, price reductions and time on market for the same home type and location. A county median is useful context but cannot value a particular estate or historic home.

> NEGOTIATION DEPENDS ON THE PROPERTY
>
> Days on market, condition, competing offers, seller timing and builder incentives often matter more than a headline number. No overview guarantees appreciation or a discount.

Source: RealTrends market update, September 2026. Replace this snapshot each quarter.

PART 05

Work & Daily Life

A serious business address with top-rated schools, major medical centers and a commute you can actually test.

IN THIS PART

28 Employers and commutes

30 Schools and family life

31 Healthcare, utilities and weather

"Choose a home around your actual office, not the city name of your employer."

A Serious Business Address

Williamson County is one of the region's main corporate centers, which is why so many transferees and executives land here.

40	6,000+	12 of 25	114
Corporate headquarters in the county	Local employers	Largest Nashville-area public companies	Nonstop destinations from BNA

EMPLOYER OR ANCHOR	LOCAL CONNECTION	RELOCATION TIP
Nissan North America	Headquarters at One Nissan Way, Franklin	Test the Cool Springs approach at rush hour
Community Health Systems	Corporate offices on Meridian Boulevard	Compare office access with other daily trips
Mars Petcare	Corporate and research presence in the county	Confirm your assigned campus
Tractor Supply Company	Corporate headquarters in Brentwood	Brentwood routes differ from Franklin
Ramsey Solutions	Major Franklin-area employer	Confirm worksite and in-office expectations
Williamson Health	Hospital and clinics across the county	Shift hours change commute patterns
Williamson County Schools	Schools and district offices countywide	Test routes from your assigned campus

Nashville adds HCA Healthcare, Vanderbilt, UnitedHealthcare and Optum, plus deep finance, music, entertainment and tech sectors. Verify the actual worksite; a role may be based at a suburban office.

Getting around

DESTINATION	PLANNING ALLOWANCE	WHAT TO TEST
Cool Springs offices	10–25 minutes from most Franklin areas	Your office, interchange and school traffic
Downtown Nashville	25–35 off-peak; allow 60+ at rush hour	Weekday peak, event traffic and parking
Nashville International (BNA)	35–60 minutes	Departure hour, plus a separate security buffer
Countryside and nearby towns	Depends on the address	Two-lane roads, lighting and alternate routes
Memphis, Knoxville, Louisville, Birmingham	Roughly 2.5–3.5 hours	Plan each route on its own

TAKE A WEEKDAY TEST DRIVE

Leave the candidate neighborhood at your usual departure time, drive to where you will park for work, and repeat the return at the expected hour with a grocery or school stop. Note it separately from any off-peak sightseeing drive.

FOR TRANSFEREES AND REMOTE PROFESSIONALS

Ask your employer about office attendance, relocation benefits and reimbursement deadlines before choosing providers. Working remotely? Confirm internet can be installed at your exact address, with the upload and download speed you need.

SCHOOLS & FAMILY LIFE

Schools Often Decide the Address

Williamson County's public schools are among the highest rated in Tennessee. Start with your student's needs, then verify the address.

DISTRICT 1

Franklin Special District

- Pre-K through grade 8 within its boundaries
- Formerly branded Franklin Special School District (FSSD)
- Students continue to Williamson County high schools

DISTRICT 2

Williamson County Schools

- K–12 outside FSD, and all public high schools
- High schools serving Franklin include Franklin, Centennial, Independence and Page
- Open-zoned schools by application, with capacity limits

Verify before you commit

Zoning follows the address, not the neighborhood name or ZIP code, and boundaries shift as the county grows. Use each district's address lookup, then confirm with enrollment staff. We verify the assigned schools for every home before you make an offer.

Look beyond a single rating

Compare programs, course offerings, support services, activities, calendars and transportation. Discuss an IEP, 504 plan or language support directly with the district rather than assuming services transfer unchanged.

Private, faith-based and homeschool

Options include Battle Ground Academy, Franklin Christian Academy and Grace Christian Academy in Franklin, with Brentwood Academy and Christ Presbyterian Academy nearby. Homeschool co-ops are active and well organized.

YOUR ENROLLMENT FOLDER

Proof of identity and residency · birth certificate · immunization records · transcripts or report cards · learning plans. Use the district's current checklist, ask which forms need Tennessee documents and request records transfers before you move. Most schools will arrange a visit if you call ahead.

Healthcare, Utilities and Weather

Healthcare close to home and in Nashville

PROVIDER	WHAT IT OFFERS	DISTANCE
Williamson Medical Center	Williamson Health's flagship hospital, plus practices countywide	In Franklin
Vanderbilt Health clinics	Primary and specialty care	In Franklin
Vanderbilt University Medical Center	The region's academic medical center and trauma hub	25–40 min north
Monroe Carell Jr. Children's Hospital	Dedicated pediatric hospital at Vanderbilt	25–40 min north
TriStar Health (HCA)	Hospitals and ERs across Middle Tennessee	Regional
Ascension Saint Thomas	Hospitals and specialty centers	Regional
Nashville VA Medical Center	Care for veterans	Nashville

Skilled nursing: roughly 44 active facilities offer 24-hour nursing for short- and long-term stays. Compare current licensed facilities and care capabilities for your family's needs. Book a primary-care appointment early and transfer prescriptions before you run short.

Utilities and internet

SERVICE	PROVIDER	TIP
Electric	Middle Tennessee Electric for most of the county; NES in some areas	Confirm by address
Natural gas	Atmos Energy or Piedmont Natural Gas	Some rural homes use propane
Water & sewer	City of Franklin in town; utility districts elsewhere	Acreage may use well and septic
Internet	Fiber is expanding; service varies street to street	We confirm it before you offer

Your plan for inclement weather

Find the safest interior shelter area in the home, set up local emergency alerts and keep a storm kit handy. Check drainage after rain when you can and ask about winterizing exterior plumbing and managing ice on steep drives.

FIRST-WEEK ESSENTIALS

Utilities active · internet scheduled · prescriptions transferred · insurance effective · trash and recycling confirmed · emergency contacts saved · HOA access arranged · pets and children settled.

PART 06

Making the Move

A clear path from first conversation to the keys in your hand, and a checklist for your first ninety days.

IN THIS PART

33 Your discovery weekend

34 The SouthernLUXE roadmap

35 Buying smart from out of state

36 Your first 90 days

37 Your personal shortlist

38 Sources and live resources

"You don't need to buy a home to have a successful discovery trip."

YOUR DISCOVERY WEEKEND

Four Days That Reveal More Than a House Tour

A weekday plus a weekend shows you both everyday reality and the pleasure of being here. Extend to a week if you are comparing schools, acreage and several towns.

DAY	FOCUS	PLAN
Thursday	Arrive and get your bearings	Stay downtown for walkability or in Cool Springs for interstate access. Take a gentle walk, visit the visitor center and settle into dinner. Skip home tours after a flight.
Friday	Test the ordinary day	Drive the work route at the real hour. Meet our team to refine budget, financing, schools and timing. Tour homes in two contrasting areas, then make a grocery run from your favorite.
Saturday	Live a little	Follow "Your First Saturday in Franklin" in Part 2: coffee, the farmers market, Main Street, Pinkerton Park, Westhaven or the Trace, then dinner and a show.
Sunday	Try a different pace	Visit Leiper's Fork or a historic site, revisit your top two areas and finish with a conversation with the team.

LEAVE WITH A SHORTLIST

Record two leading locations, the compromises each requires, open questions, the next research step and a decision date.

How We Help You Move Here

Every move is different, so we build your plan around this sequence instead of a rigid calendar.

01 **Start the conversation early**
Before you book a flight. We talk through timeline, schools, commute, budget and the life you want here, and narrow the map.

02 **Plan your discovery visit**
Four to seven days, a weekday and a weekend. Split your stay between downtown and the countryside.

03 **Line up your current home's sale**
Through Real Broker's network of 35,000+ agents nationwide, we connect you with a trusted listing agent where you live now and align both timelines.

04 **Get pre-approved or confirm cash**
A local lender who knows this market sets your real price range before you fall for a house.

05 **Agree on representation**
We review the buyer agreement, services and compensation with you before touring. Fees are negotiable, and a seller or builder may agree to pay them; you will know any amount you could owe.

06 **Tour with purpose**
In person or by private video, including coming-soon and builder opportunities when available. Access to any specific off-market home cannot be guaranteed.

07 **Offer, negotiate and close**
Pricing strategy, negotiation, inspections, title and remote closings when you can't be here, with a clear calendar of every deadline.

08 **Settle in**
Our help continues after closing, with introductions to the people and services that make Franklin home.

NEED TO RENT FIRST?
If you need to be here quickly or are still choosing between areas, a six- to twelve-month lease is often the smartest move. We'd rather you buy the right home than the first one.

PROTECT YOUR CLOSING FUNDS
Wire fraud targets home buyers. Always confirm wiring instructions by calling a known, trusted number for your title company, never one from an email.

The House Is Only Part of It

BEFORE THE OFFER

Know the address

- Confirm school assignment, city and tax district
- Test the commute and errand routes
- Ask what's being built nearby
- Get insurance quotes; check flood history and drainage
- Confirm internet and utilities can serve the home

DURING THE REVIEW PERIOD

Inspect and verify

- General inspection plus crawl space, roof, HVAC or other specialists
- On acreage: survey, easements, well and septic records
- Read HOA rules, budgets, reserves and assessments
- Review title exceptions and permits for past work

NEW CONSTRUCTION

Read the builder contract

- Settle representation before registering with a builder
- Completion terms, warranty, deposits and change orders
- Lot premiums, options, finishes and landscaping
- Which amenities are delivered and which are still planned

BEFORE THE TRUCK UNLOADS

Close cleanly

- Confirm closing is complete and possession granted
- Final walkthrough and agreed repairs
- Keys, codes, remotes, warranties and meter details
- Backup lodging if timing is uncertain

KEEP DECISIONS IN WRITING

Use one shared calendar for deadlines and one folder for inspections, contracts, quotes and correspondence. Raise questions early enough to resolve them before each deadline.

A Checklist for Feeling at Home

Before moving day

- ☐ Schedule movers; confirm coverage, delivery window and access restrictions
- ☐ Set utility start dates, internet installation, mail forwarding and insurance
- ☐ Transfer medical, school and veterinary records
- ☐ Confirm HOA move-in rules for trucks, gates and parking

At closing and the first week

- ☐ Collect keys and codes; change access codes and update locks
- ☐ Locate shutoffs, the electrical panel and any well or septic equipment
- ☐ Test smoke and carbon monoxide alarms
- ☐ Confirm trash, recycling and bulk pickup

Within 30 days

- ☐ **Tennessee driver's license.** New residents must switch within 30 days. Visit a full-service Driver Services Center with your current license, proof of residency and proof of citizenship; consider REAL ID.
- ☐ **Vehicle title and registration** within 30 days at the Williamson County Clerk, 1320 West Main Street, Franklin.
- ☐ Enroll students and confirm bus routes.

Days 31 to 90

- ☐ Register to vote with the Williamson County Election Commission
- ☐ Establish primary care, dental and veterinary care
- ☐ Join your HOA's and the City of Franklin's resident and emergency alerts
- ☐ Try a library program, recreation class, volunteer role or faith community
- ☐ Build a seasonal maintenance plan for HVAC, gutters, drainage and landscaping

One useful errand. One favorite place. One new connection.

YOUR PERSONAL SHORTLIST

Bring These Notes to Our First Call

The three most important parts of our weekly routine

What we want within an easy drive or walk

Preferred home type, space and outdoor needs

Purchase budget and comfortable monthly ownership cost

School, accessibility, work or other must-haves

Target move date, current home sale and temporary housing plan

What we can compromise on, and what we cannot

Compare after the visit

AREA	WHAT WORKED	WHAT NEEDS CHECKING
First choice		
Second choice		
Alternative		

SOURCES AND LIVE RESOURCES

Where to Check the Details

Sources reviewed November 2026. Visit the live pages for current hours, events, rates and boundaries. Named businesses are examples, not endorsements.

VISITING AND THINGS TO DO

Visit Franklin	visitfranklin.com
Downtown Franklin festivals	downtownfranklintn.com/festivals
The Factory at Franklin	factoryatfranklin.com
Franklin Farmers Market	franklinfarmersmarket.com
Battle of Franklin Trust tours	boft.org
Studio Tenn	studiotenn.com

PARKS AND OUTDOORS

City of Franklin parks	franklintn.gov/parks
Williamson County Parks & Recreation	wcparksandrec.com
Radnor Lake State Park	tnstateparks.com/parks/radnor-lake
Natchez Trace / Birdsong Hollow	nps.gov/natr

HOMES, TAXES AND THE MARKET

Williamson County property tax rates	williamsoncounty-tn.gov
City of Franklin property tax	franklintn.gov
Tennessee property assessment	tn.gov/revenue
Greater Nashville REALTORS market data	greaternashvillerealtors.org
Buyer agreements (NAR consumer guide)	nar.realtor

WORK, TRAVEL AND SCHOOLS

Williamson Inc. economic development	williamsonchamber.com
Nashville International Airport	flynashville.com
Williamson County Schools zoning	wcs.edu
Franklin Special District	fssd.org
Williamson Health	williamsonhealth.org

MOVING ESSENTIALS

TN new-resident driver's license	tn.gov/safety
TN vehicle registration for new residents	revenue.support.tn.gov
Williamson County Clerk	williamsoncounty-tn.gov

LET'S TALK ABOUT YOUR MOVE

You don't need the entire plan figured out.

Tell us where you're coming from, what you're looking for and what is top of mind as you search Franklin and Middle Tennessee.

We'll start there, and help you honestly determine whether Franklin or a neighboring town or community might fit best.

Mike Battistelli & Janet Tate

SouthernLUXE Partners | REAL Broker, LLC

Helping you home!

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Information is believed reliable but not guaranteed. Buyers should independently verify schools, taxes, utilities, insurance, property details and contract terms. Price bands are broad orientation, not current valuations.
Figures current as of November 2026.