

# THE NOTE

NASHVILLE, TENNESSEE





# WELCOME TO THE NOTE

Nashville's Newest Short-Term-Eligible  
Vacation Residence



East Nashville's newest gated luxury address is rising along the city's most talked-about corridor, Dickerson Road. This exclusive 11-residence community features 4-bed, 4-bath homes with elevated finishes, two-car garages, and rooftop terraces complete with hot tubs- perfect for unwinding or entertaining with a view. Just minutes to Downtown and the future Titans Stadium.

# ELEVATE YOUR

NOW OFFERING  
11 TOWNHOMES  
IN PHASE 1

# EVERYDAY

The Note delivers style, convenience, and investment appeal in one of Nashville's fastest-growing pockets.

**Each residence features elevated finishes:**

- Oversized windows throughout
- Sun-filled open concept
- 2-car garages
- Rooftop terrace with hot tubs and pergolas
- Custom paint and wood details
- Taj Mahal Quartzite
- Wide Plank White Oak Floors
- Smart appliances
- Luxury brick exterior
- Gated parking



# WHY CHOOSE THE NOTE?

- Premier location just 4 miles from Downtown
- Ideal for Short-Term Rental (STR) Investment
- 2-car garages
- Rooftop terraces with hot tubs
- Gated Private Community
- Elevated Finishes in each home
- Minutes from the future Titan's Stadium, East Bank & River North



# GET TO KNOW YOUR NEIGHBORS

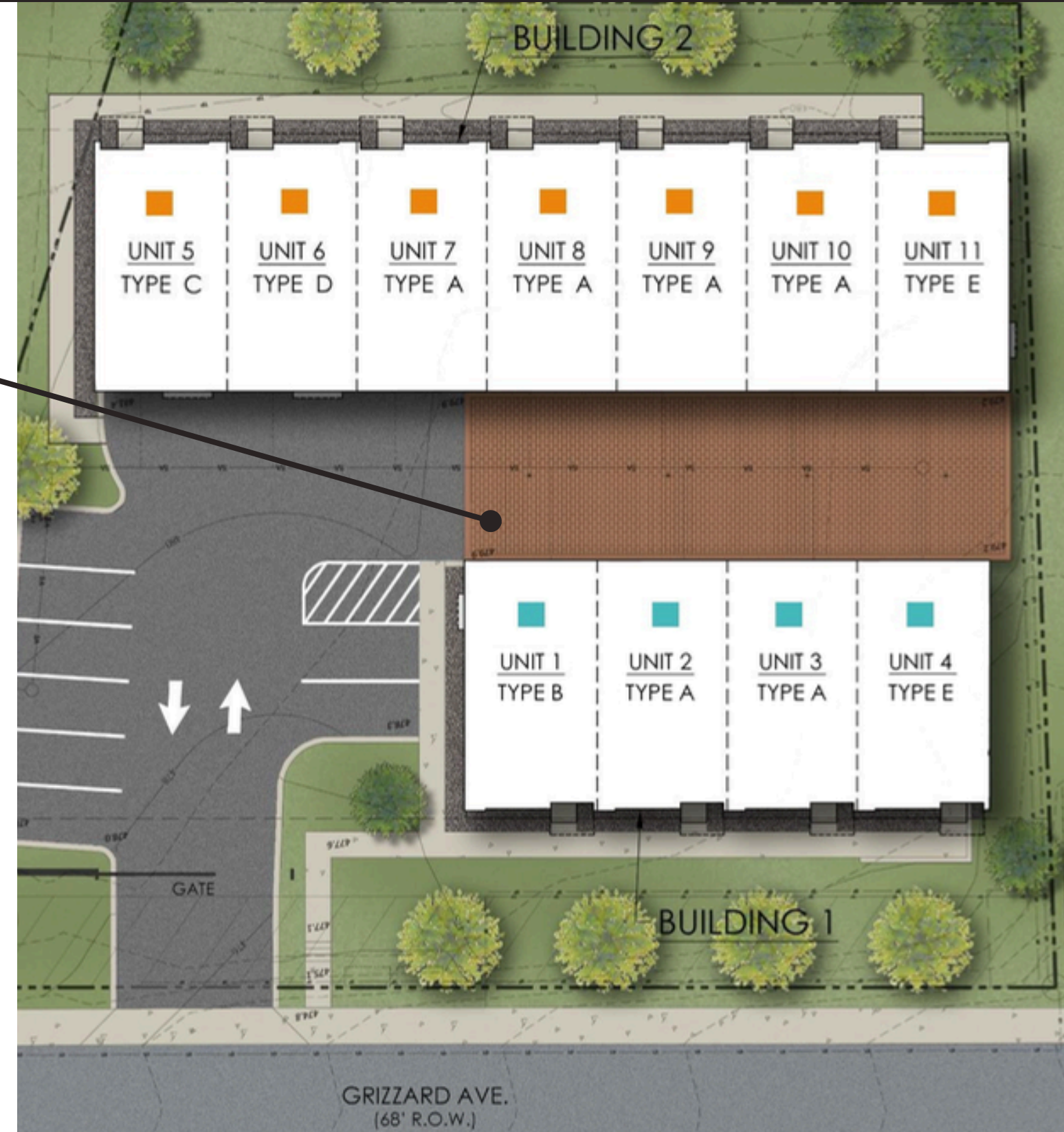
- River North
  - A new mixed-use waterfront district on Nashville's East Bank that will bring housing, offices, retail, restaurants, and public green space to the Cumberland River.
- Oracle
  - Oracle's East Bank campus is expected to create thousands of tech jobs and further establish Nashville as a growing center for innovation and business.
- Tennessee Titans
  - The Tennessee Titans are building a new enclosed stadium that will host NFL games, major concerts, and national events while driving growth across Nashville's East Bank.



# SITE PLANS



THE  
NOTE



# FUTURE VISION

The Note represents phase one of a larger master-planned development known as The Ledger, which is expected to include additional residential condos, retail, restaurants, and future amenities such as a pool and pickleball courts.

Pictured are the next phases in the development.



# FLOOR PLAN

## UNIT TYPE 1

3-STORIES WITH ROOFTOP

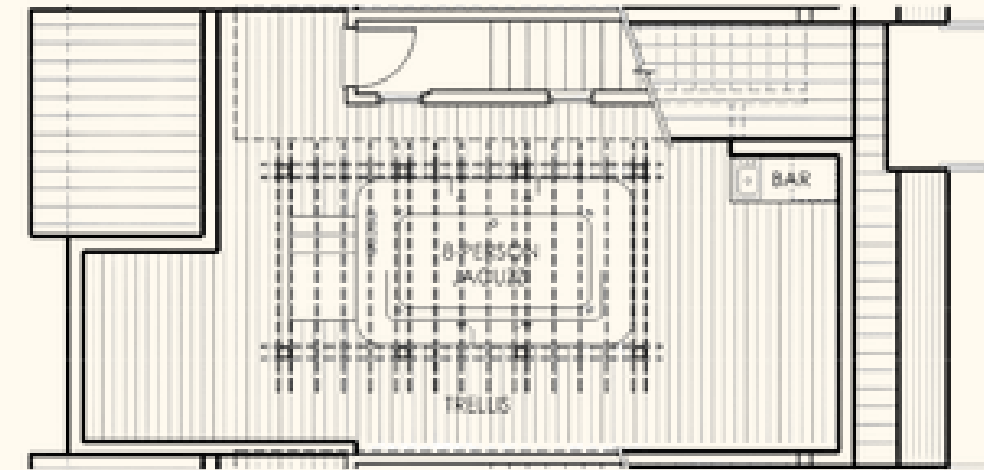
1st Floor: 358 GSF

2nd Floor: 768 GSF

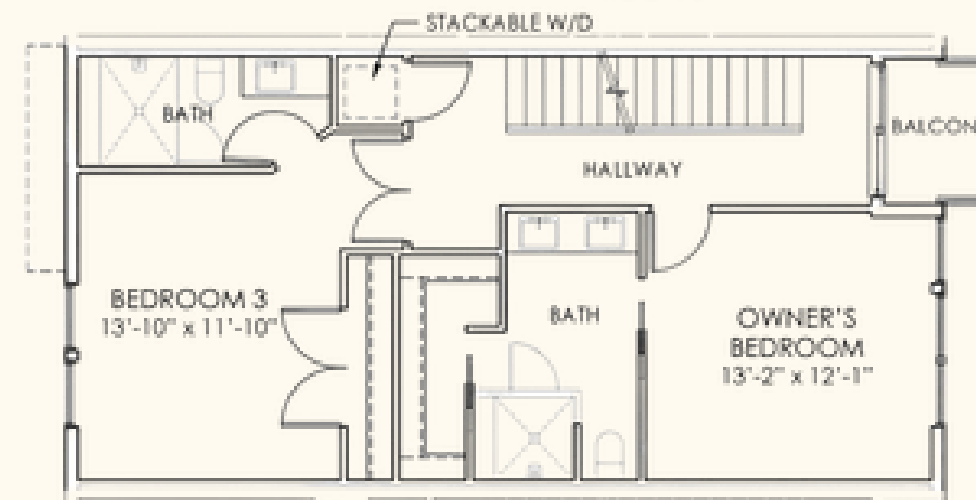
3rd Floor: 768 GSF

Penthouse Stair: 28 GSF

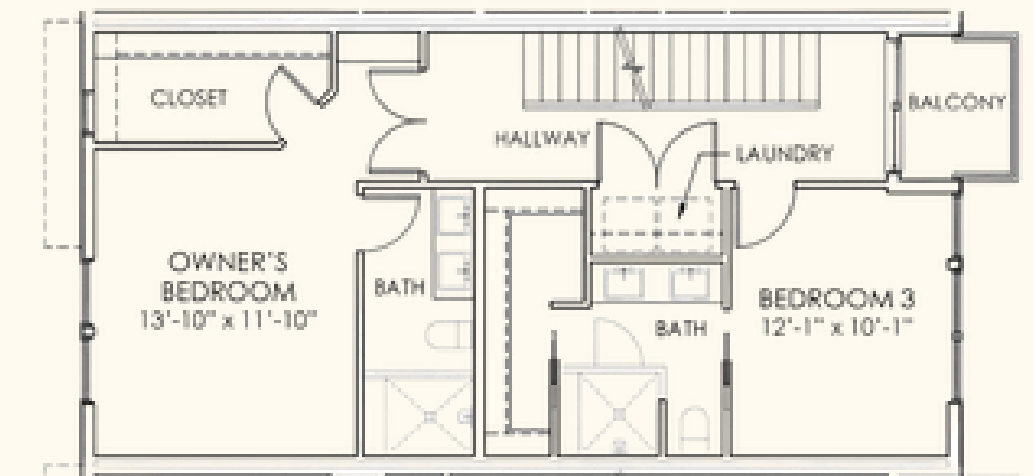
Total Conditioned Space: 1,922 GSF



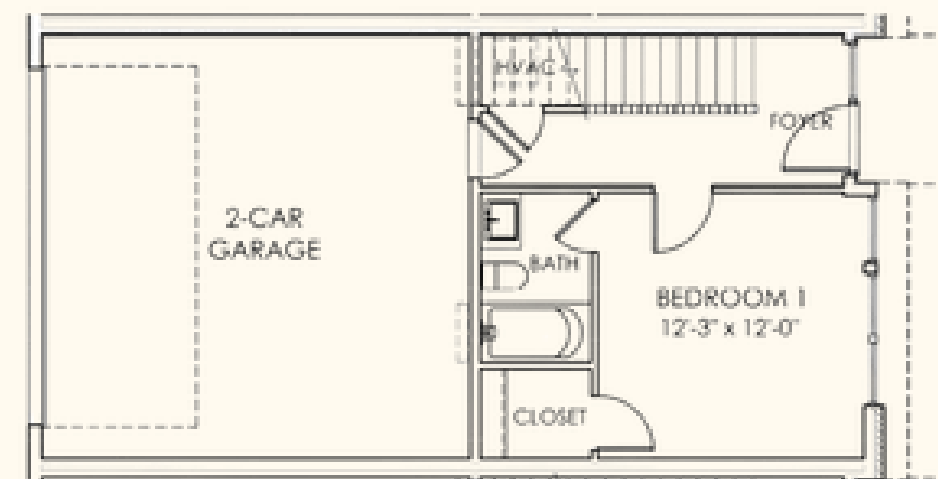
ROOFTOP



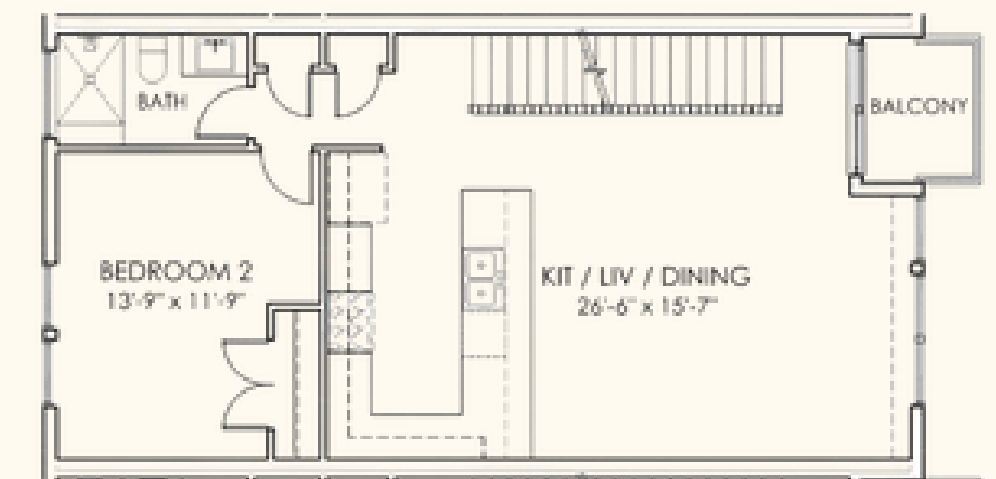
THIRD FLOOR: UNITS 1-4



THIRD FLOOR: UNITS 5-11



FIRST FLOOR



SECOND FLOOR

# FLOOR PLAN

## UNIT TYPE 1A

3-STORIES WITH ROOFTOP

1st Floor: 358 GSF

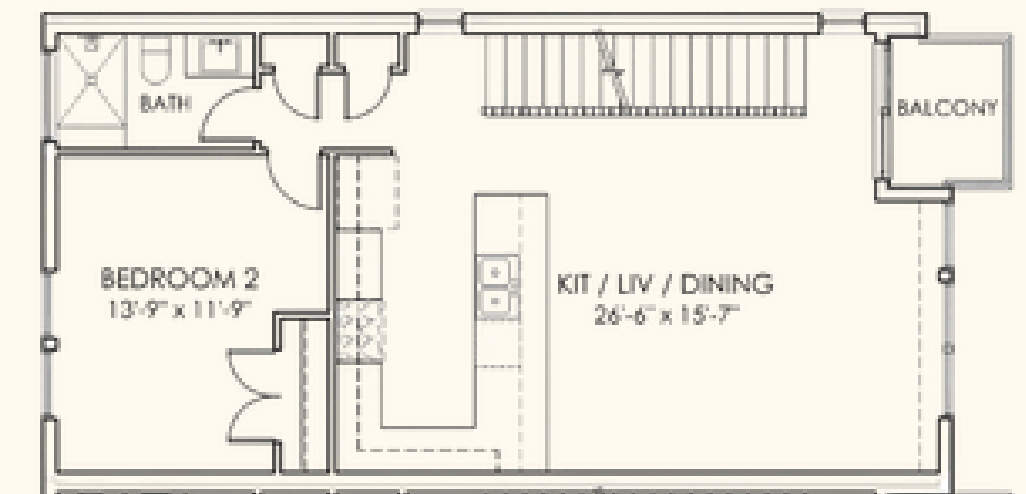
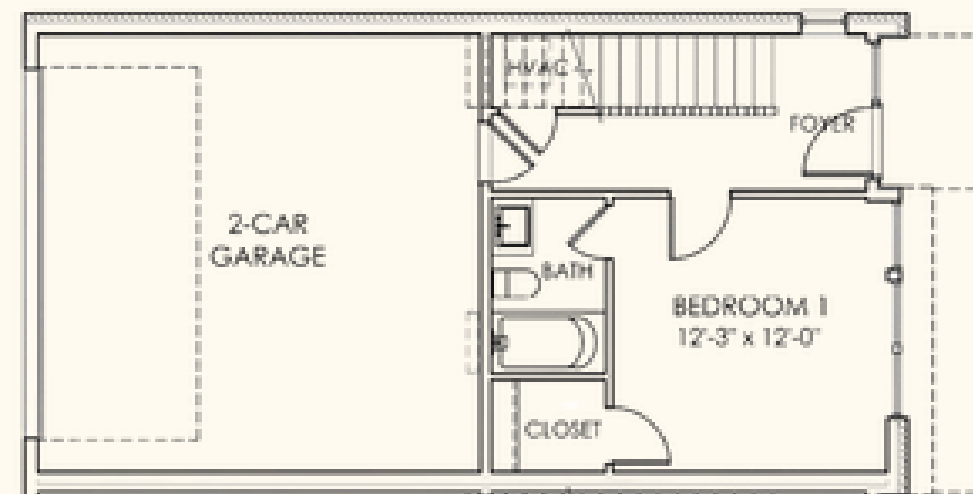
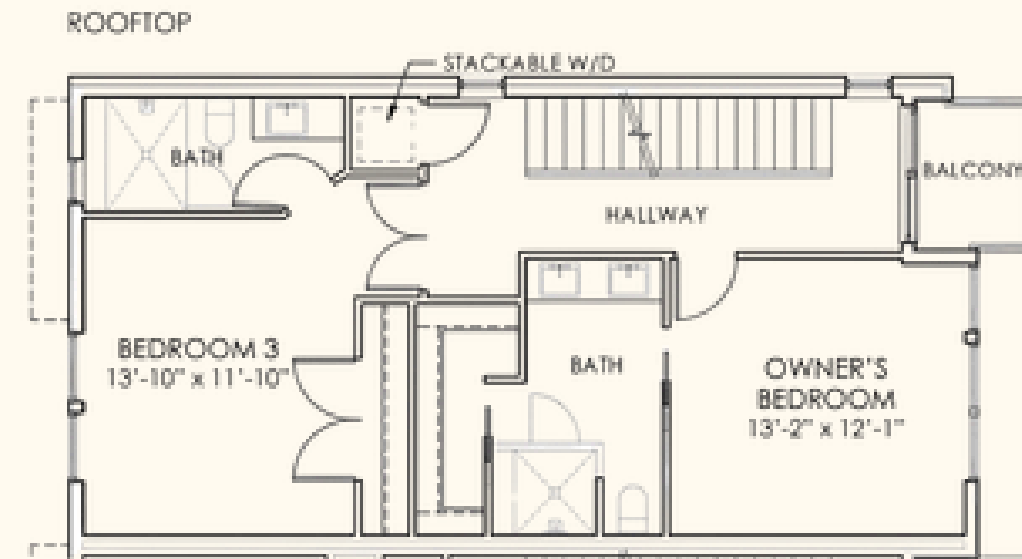
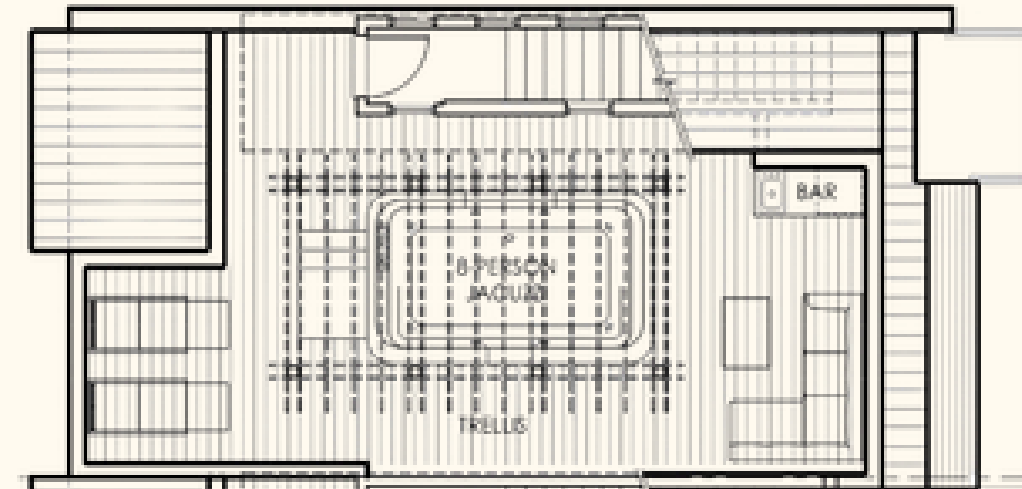
2nd Floor: 768 GSF

3rd Floor: 768 GSF

Penthouse Stair: 28 GSF

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Total Conditioned Space: 1,922 GSF



# FLOOR PLAN

## UNIT TYPE 4

3-STORIES WITH ROOFTOP

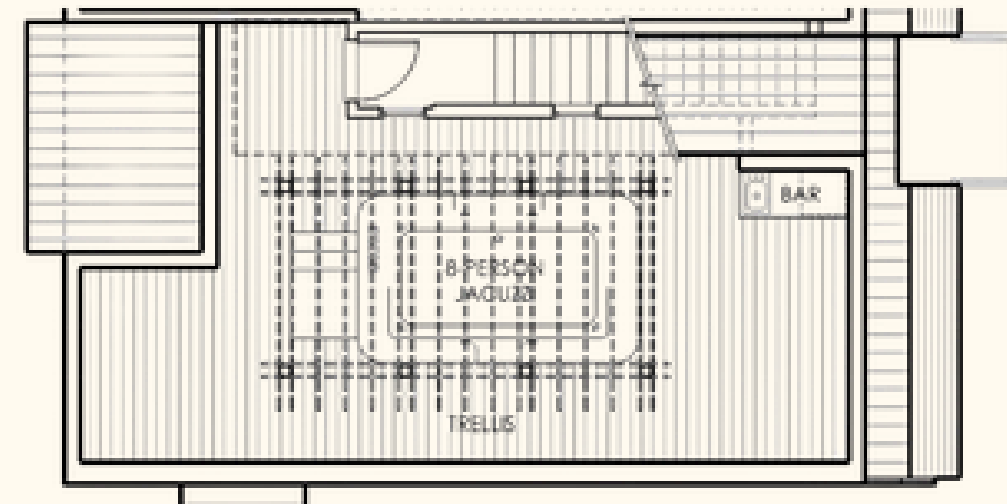
1st Floor: 358 GSF

2nd Floor: 776 GSF

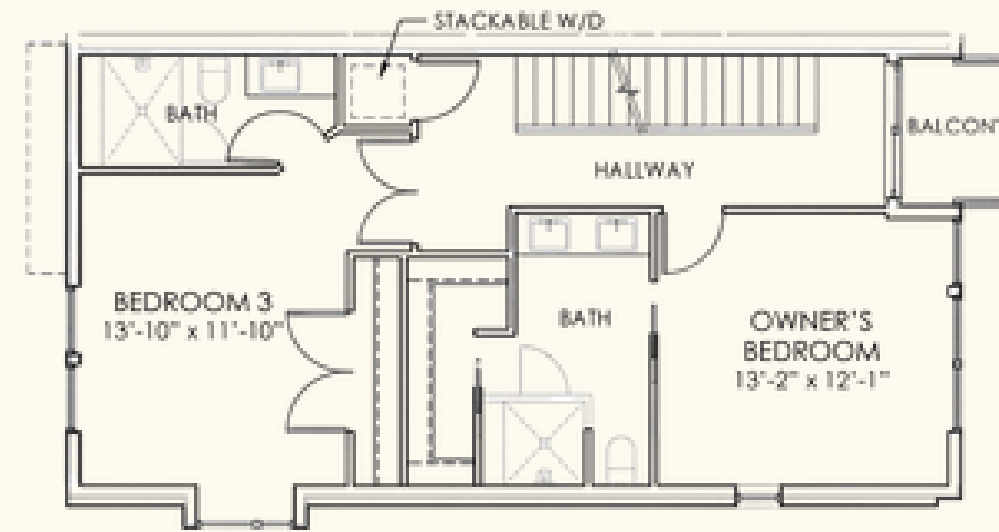
3rd Floor: 776 GSF

Penthouse Stair: 28 GSF

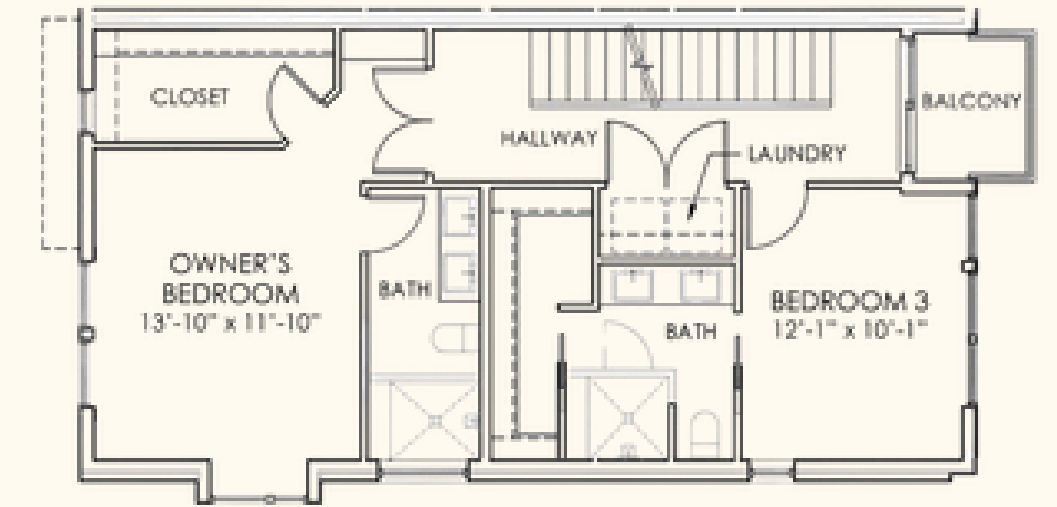
Total Conditioned Space: 1,938 GSF



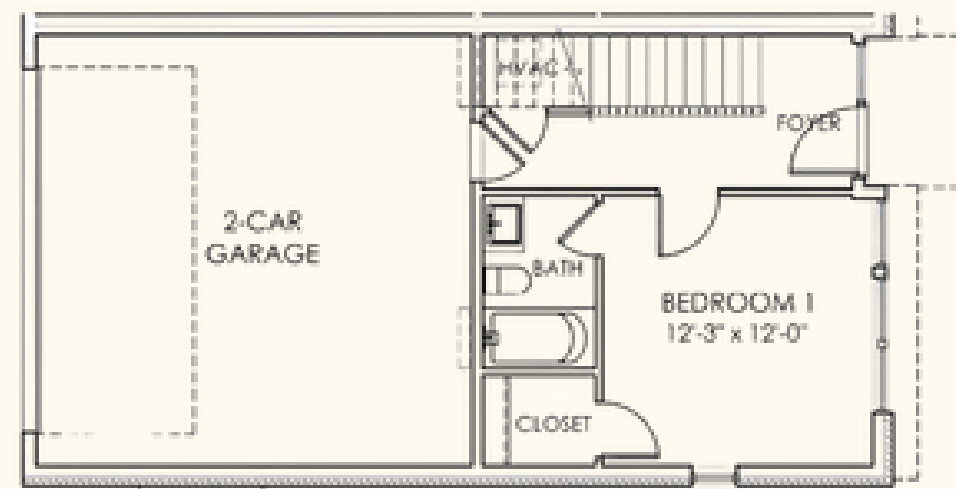
ROOFTOP



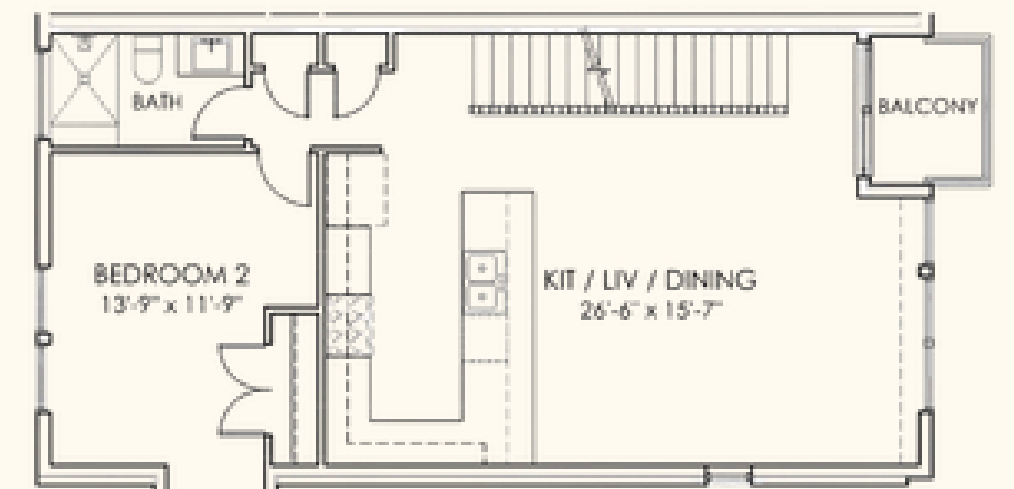
THIRD FLOOR: UNITS 1-4



THIRD FLOOR: UNITS 5-11



FIRST FLOOR



SECOND FLOOR



# CITY ACCESS

- 1. Downtown Nashville **3.7 mi**
- 2. Nissan Stadium **2.9 mi**
- 3. Nashville International Airport (BNA) **14 mi**
- 4. Vanderbilt University **6.2 mi**
- 5. Belmont University **6.9 mi**
- 6. East Nashville **2.4 mi**
- 7. Shelby Bottoms Greenway **5.8 mi**
- 8. Five Points Neighborhood **3.3 mi**
- 9. Shelby Bottoms Greenway **5.8 mi**
- 10. River North **2.7 mi**
- 11. Oracle **5.4 mi**
- 12. Top Golf **2.8 mi**
- 13. Nobu Hotel **5.4 mi**
- 14. Bridgestone Arena **6.1 mi**
- 15. Nashville Sounds Stadium **3.1 mi**
- 16. The Ledger by GD Living - *Future Site*

# ADVANTAGES

## OF OWNING A VACATION RENTAL PROPERTY IN NASHVILLE



### **Strong year-round tourism demand**

Nashville attracts millions of visitors annually thanks to its music scene, major events, conventions and sports, which means short-term rentals can fill up throughout the year.

### **Higher income potential than traditional long-term rentals**

Because you can charge nightly rates (especially during peak weekends/events), vacation rentals in Nashville often generate significantly more revenue than a typical monthly lease.

### **Property value appreciation in a growth market**

Nashville's real-estate market has outpaced many U.S. markets, meaning your investment may gain value while you earn income from it.

# THE TEAM



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Preferred Lender | NMLS# 33691

Office 615.498.4240

charlie.thompson@cmghomeloans.com

\*Ask about our preferred lender rates

## ONWARD REAL ESTATE

onward

Onward is a locally owned community of real estate agents deeply committed to making Middle Tennessee a great place to live. Through our collaborative approach and personalized support, we deliver unmatched training and deeply rooted market expertise to help our agents thrive.

## GD LIVING

GD LIVING

A multi-disciplined real estate development and investment platform creating neighborhoods that elevate how people live, work and grow. Where work sits at the intersection of thoughtful development, innovative design, and hospitality-driven experience. The product is built for longevity, not for the moment.

A WORLD CLASS CITY

# NASHVILLE, TN

#1

Among "large cities"  
for real-estate market  
attractiveness

*WalletHub 2023*

#5

Fastest-Growing Large  
U.S. Metro Area

*Inspection Support*

#6

Top U.S. Destinations  
for 2025

*Tripadvisor*

#7

Best U.S. Cities to Invest in  
Real Estate in 2026

*Norada Real Estate Investments*



GETTING TO

# THE NOTE

Direct Flight Times to  
Nashville International Airport (BNA)

ATLANTA (ATL)	40M
CHICAGO (ORD)	1H
DALLAS (DFW)	1H 25M
WASHINGTON, DC (IAD)	1H 25M
HOUSTON (IAH)	1H 30M
PHILADELPHIA (PHL)	1H 40M
NEW YORK (LGA)	1H 50M
MIAMI (MIA)	1H 55M
BOSTON (BOS)	2H 20M
PHOENIX (PHX)	2H 55M
LOS ANGELES (LAX)	3H 35M