

Before you buy the land.

A practical Nashville research checklist for buyers, landowners and Realtors. General education.
Prepared October 28, 2026.

01 Know exactly what you are buying.

Confirm the address, parcel ID, ownership, recorded acreage and survey. Match the legal description and boundaries with your title and surveying professionals. GIS boundaries are not a survey.

☐ Reviewed with: _____ Date: _____

02 Read the title and access record.

Ask your title professional or attorney about easements, deed restrictions, liens, recorded plats, legal access and the authority to sell. Identify documents or questions still outstanding.

☐ Reviewed with: _____ Date: _____

03 Separate zoning from the idea.

Confirm current zoning, land-use policy, overlays, earlier approvals and their conditions. A concept plan or listing description does not establish the number of homes or uses permitted.

☐ Reviewed with: _____ Date: _____

Start with the original record

Metro Parcel Viewer: maps.nashville.gov/ParcelViewer/

Metro Planning: nashville.gov/departments/planning

Keep the source, date and unanswered question together.

Test the site. Build the team.

Use professional review to turn assumptions into information you can act on.

04 Confirm the physical constraints.

Ask about topography, soils, flood conditions, drainage, stormwater, trees and site access. Confirm water, sewer and electric service needs directly with the providers. A nearby line does not prove available capacity.

☐ Reviewed with: _____ Date: _____

05 Define the scope and the budget.

Identify surveying, architecture, civil and structural engineering, legal, brokerage and construction needs. Ask for scoped estimates, approval steps, contingencies and holding costs. Check builder licensing for the proposed work.

☐ Reviewed with: _____ Date: _____

06 Resolve questions before committing.

Review purchase conditions and deadlines with your broker and attorney. Distinguish a proposal, a recommendation, an approval, a permit and completed work. Keep written findings and current plans together.

☐ Reviewed with: _____ Date: _____

Useful starting points

Water development: nashville.gov/departments/water/developers

Electric service: nespower.com/builders-and-developers/

Project team and permits: smartgirldevelopments.ai/industry

Your property research sheet.

Property / parcel: _____

Intended use: _____ Decision needed by: _____

What I know	Source + date	Still unconfirmed	Who will answer?

Before your conversation with Jessica

Bring your property address, intended use, current plans or notices, and the three questions most important to your next decision.

Free tools

Build a question list: smartgirldevelopments.ai/property-check
Save and compare research: smartgirldevelopments.ai/property-desk

A preliminary 30-minute Development Readiness Review is \$250. Zelle preferred; confirm recipient and appointment details directly. Advisory: Smart Girl Developments. Brokerage: InvestSmartToday, LLC under a separate agreement.