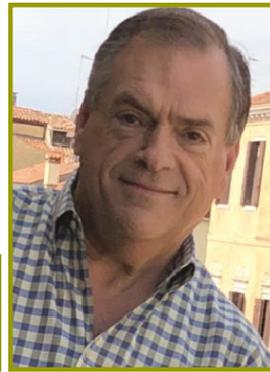


# Room to Grow...



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## *A New Year Brings a New Face!*

### Welcoming Phillip Stewart

It is with great excitement that I announce Phillip Stewart is officially joining me at Fridrich & Clark Realty as a Tennessee licensed Affiliate Broker. We will both be based out of the Green Hills office of F&C. To many of you, Phillip is already a familiar face; we have been together for over 36 years and married for nine. Now, we are bringing that same lifelong partnership to our professional lives.

### A Career Defined by Precision

For over four decades, Phillip served as a licensed pharmacist across Tennessee. His career spans retail, pharmaceutical sales, and specialized hospital roles in Memphis and Nashville including Pediatrics, Adult Pharmacy, and Pharmacy Informatics. For the last 16 years, Phillip managed a PGY2 Pharmacy Informatics residency training program for Pharmacy graduates.



### Why This Matters for You

In the world of informatics, there is zero margin for error. Managing the intersection of healthcare and technology requires extreme precision and a deep understanding of high-stakes systems. Phillip is now applying that same analytical rigor to the real estate market. Navigating a home sale or purchase is a significant "prescription" relating to your financial health. Given his background, Phillip offers information to help clients in several ways:

- **Data-Driven Market Analysis:** Utilizing the latest tech tools to provide pinpoint-accurate pricing and trend forecasts.
- **Systematic Organization:** A new level of attention to detail during contracts, inspections, and disclosure interactions.
- **A Consultative Approach:** Years of experience communicating complex information clearly and calmly to ensure clients feel informed and confident of a process that can be overwhelming.

### Get in Touch

Whether you are looking for a home that fits your lifestyle or a data-backed strategy to sell your current property, Sam and Phillip are ready to provide a customized approach that will represent your interests whether you are a seller or a buyer. You can find us in the typical ways with mobile and emails below:

**Sam Coleman** 615.210.6057, [slc.samcoleman@gmail.com](mailto:slc.samcoleman@gmail.com)

**Phillip Stewart** 615.829.1347 [pws.stewart@gmail.com](mailto:pws.stewart@gmail.com)

[www.samcolemanhomes.com](http://www.samcolemanhomes.com)

**Please reach out to us for any real estate needs you have.**

### *Sam's Special Points:*

**Understanding Southern culture and food is almost an "acquired" trait. Good rules still hold their weight:**

- Offer guests, even unexpected ones, some form of refreshment. Whether it be tea or lemonade, or a sandwich, they'll expect the gesture. And, except on Sunday before noon, offer a libation.
- If your guests are dropping by after Sunday service, only offer tea with the questions of sweet or unsweet or a lemon.
- Say "yes ma'am" and "no sir." Period. Nothing makes you stand out more in the South, than reacting negatively to being called "ma'am." It has nothing to do with age or status.
- Write that thank you note, and it can't be electronic. You must put pen to paper, put it in an envelope and send it away.
- Have at least a pitcher of tea made up in the fridge just in case a neighbor or friend drops by unannounced.
- Always keep your liquor cabinet with at least vodka, gin, bourbon, red wine and white wine (chilled).

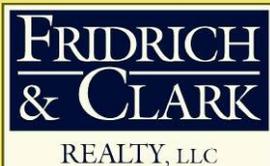
It's not really that hard to be "Southern" and it comes easy to some more than others.

### **Unique to Nashville**

Historic RCA Studio B—once the recording home of popular music titans such as Elvis Presley, Chet Atkins, Eddy Arnold, and The Everly Brothers—is both a classroom for Nashville area students and a popular cultural attraction. First made available to Country Music Hall of Fame and Museum visitors in 1977, RCA Studio B was donated to the Museum in 1992. Studio B tours are available as part of the Museum's platinum ticket package, which also includes museum admission and audio tour.

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## Childproofing your Home to Protect your Children



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Each year, children are injured by hazards in and around the home. The good news is that the risk of injury can be reduced or prevented by using recommended safety practices, child products that meet safety standards, and child-safety devices. Most of the safety devices are easy to find and are relatively inexpensive. To be effective, they must be properly installed and reengaged after use. Follow instructions carefully. Remember, too, that no device is completely childproof; determined toddlers have been known to overcome or disarm them. Here are some safety practices, recommended products that meet safety standards, and child safety devices that can help reduce injuries to your children.

1. Use infant sleep products that meet the CPSC Mandatory Safety Standards for your child including bassinets and cradles, baby cribs, play pens or bedside sleepers.
2. Use cordless window coverings in homes with young children to help prevent strangulation. Children can wrap drapery cords around their necks resulting in strangulation.
3. Use window guards and safety netting to help prevent falls from windows, balconies, decks and landings, because window screens are not effective for preventing children from falling out of windows
4. Use anchors to avoid furniture and appliance tip-overs. Deaths and injuries can occur when children climb onto, fall against or pull themselves up on television stands, shelves, bookcases, dressers, desks, chest and ranges. For added security anchor these items to the floor or attach them to a wall. Keep your children safe at all costs.

Call Sam @ 615.210.6057 with thoughts about this or suggested topics.

## An End of Year Market Update

Here's the latest market information for **Single Family Homes** in Davidson County\* from Realtracs (Realtor information database). For the Belle Meade, Green Hills and Sylvan Park area (zip codes 37205, 37215, 37204). December data is not yet available.

Indicator	November 2024	November 2025	Year over Year
New Listings	106	88	Down 7%
Average Inventory	288	360	Up 25%
Closings	66	54	Down 17%
Average Sales Price	\$1,724,453	\$1,994,893	Up 16%
List to close (days)	102	90	Down 12%
Months of Supply	5.31	7.77	Up 46%

Many of us are hopeful that the market will pickup in the early spring as it historically has done. Some believe that many are waiting for the world order to settle prior to making significant life changes.

## Sam's Nibbles & Bits - One of the Latest Goodies at Our House



### Margarita Cake

**This cake is easy, since it starts with a cake mix with only a few simple additions. My mother made a cake similar to this as her "go to recipe."**

#### Cake ingredients

- 1 pkg lemon cake mix
- 1 3.4 oz pkg of instant lemon pudding mix
- 1 10 oz. can frozen margarita mix, thawed
- 4 large eggs, room temperature
- ½ cup butter, softened
- 2 tablespoons of lime juice
- 3 teaspoons grated lime zest

#### Glaze ingredients

- 1.5 cups confectioner sugar
- 3 tablespoons lime juice

Preheat oven to 350°. Grease and flour a 10" fluted bundt pan. In a large bowl combine cake mix, pudding mix, margarita mix, eggs, butter, lime juice and zest. Mix on low speed for 30 seconds. then beat on medium for 2 minutes. Pour batter into prepared pan. Bake for 45-50 minutes or until toothpick comes out clean. Cool in pan for 10 minutes before removing. Meanwhile, combine the confectioners' sugar and 3 tablespoons lime juice for glaze. Drizzle over cake.

We would love to hear from you about any of your family's favorite recipes and good eats! Tell us about any of your favorite "dive places to eat" in Middle Tennessee.