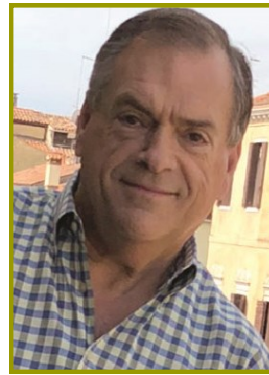
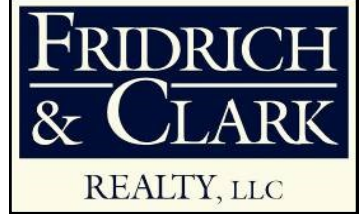


# Room to Grow...



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## Theory vs. Real Life - Awakening!

### *Between Homes*

As most readers of this tome are aware, our household is living between homes. To recap, we closed on our home in Sugartree in mid on May but were allowed possession until mid July. We closed on our condo at the end of May. The logic was that we could start packing up all our stuff in our home of 20+ years and slowly migrate much of it to the condo. Since the condo is only about 500 sq. ft. less than our home, we thought it would be relatively simple to transition to the new space. NOT! The condo has a rather large storage space adjacent to our parking spaces, but it is slowly becoming filled. So, we rented a unit at a temperate conditioned secure storage facility close by. While this all sounds good, the theory is not quite as good as the reality. In addition, we have numerous pieces of yard art, urns, planters, and a large fountain which needed a new home. We had the kids come to claim what they wanted and after several weeks the last load of the next generation items went to either Franklin or Clarksville. We have given several items to friends and family in our attempt to simplify our living. Most of those items are headed to their new homes elsewhere. Currently Phillip is selling items on Facebook Marketplace with some success. (Be aware of scam artists, however.) We made four trips to This-N-That Thrift Shop on Georgia Avenue in West Nashville, providing reusable clothing that can be sold to the public which benefits multiple charities.

While all the moving process is being conducted we also had some work on the condo to make it feel like our home. To that end, hardwood floors were polished and some damage remedied and we changed out the kitchen sink, multiple AV relocations and improvements, fresh paint on all walls and the list seems endless.

Part of my largest challenge is to have little outdoor space and no yard. However, our home has two large balconies, one on the west side and one on the south side (backing up to homes on Whitland). Three of our nice wrought iron chairs fit on each balcony along with a few of my favorite planters. The west facing balcony is the perfect location for our two Vanderbilt planters while the south balcony is the perfect setting for our royal blue glazed pottery. It's all coming together.

We initially had some minor concern about how we might be received by our fellow homeowners but that is not any issue. On our first weekend of ownership the couple across the hall from us had us over for simple cocktails. They are charming. Two weeks following they invited all the unit owners to their home so that everyone could meet us. It was a delightful evening and we learned that we had connections with several of our fellow homeowners. Everyone stayed for two rounds of cocktails and had a jovial time. One gentleman, delighted us with stories of his involvement with The Grand Old Opry, Opryland Hotel and Gaylord Entertainment. He shared with us behind the curtain stories of The Opry, his vision of what Sarah Cannon (aka Minnie Pearl) could and would become. He is an amazing man with an incredible mind and a true artist at telling stories that draw you in.

This months article may border on being too private but we wanted the folks, with whom I have enjoyed working over the years, to know about the next chapter of our lives unfolding before us. In our own way, we are now in our own version of changing location and identity of our personal home just as many of you have done. And at some point we would love for any of you to give me a call so that we can find a time to have a libation and show you where we have planted ourselves for our next chapter of our own personal rendition of "Room to Grow..."

**Please call Sam @615.210.6057 with your feedback, questions, concerns, or suggestions for future topics.**

### *Special Points:*

#### **Summer Fun Things to do around Nashville**

- Hit the playground at Centennial Park.
- Feed the ducks at Lake Watauga in Centennial Park.
- Climb the dragon at Fannie Mae Dees/ Dragon Park.
- Play hopscotch at Crockett Park in Brentwood.
- Spend the day hiking at Radnor Lake. The trails are shady so it's perfect for days that are HOT.
- Explore 110 climbing elements at SOAR Adventure Tower in Franklin.
- Grab some large pieces of cardboard and do some summer sledding at Reservoir Park.
- Take a walk on Old Hickory Trail
- Plan a game at Nashville Paintball in Hermitage
- Find your Zen in the Japanese Garden at Cheekwood.
- Experience the "WOW" at Fall Creek Falls.
- Go bird watching at Harpeth River State Park.
- Take in the views of downtown Nashville and play on the unique playscape at Cumberland Park.
- Count the pillars at The Parthenon.
- Paddle in a small boat at Lake Watauga in Centennial Park.

*"The Summer night is like a perfection of thought."*

~Wallace Stevens

### *Nashville / Davidson County Spotlight*

The Nashville real estate market continues to thrive with the average home value standing at \$428,541, up by 1.6% over the past year.

The number of homes for sale in Nashville increased by 5.8% between April 2023 and May 2023. The median list price of available listings is \$635,000.

## Hiking Trails to Explore Near Nashville



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Whether it's a short walk around a scenic lake or a rigorous push up a steep incline, hiking is one of the best ways to interact with nature. Nashville is the perfect location to have the best trails for both the novice and the trail running vet. For an easy hike do:

### Radnor Lake Trail

Radnor Lake is a fun option for those looking to conquer their first trail adventure. A leisurely 2.4 mile stroll around the perimeter of the lake to bask in beautiful waterfront views. All while you keep cool under this shaded trail. A great place to bring pets and children, this route includes paved trails making it one of the more accessible hikes in Nashville.

### Mossy Ridge Trail

With some of the best green space Nashville has to offer, the Mossy Ridge Trail is a must-see for anyone who loves the outdoors. At just under 5 miles, this moderately difficult journey provides a gorgeous view as you travel over the hills and through mossy forests. While the views are one perk of going for a hike, the benefits don't end there. Exercise like hiking can lower your risk of heart disease and lower your blood pressure.

### Virgin Falls Trail

Perfect for the experienced trail goer looking for a challenge, the Virgin Falls trail offers rugged terrain with steep ascents and descents. At the end of this 8.7 mile trail lies a sight that those who have completed this strenuous workout say, makes the sweat worth it: the Virgin Falls. After you're worn out from your travels, take time to recover as you watch this beautiful waterfall flow through nearby creeks.

All these trails are within a day's drive from Nashville. The only thing better than a good hike is the well-deserved rest that comes afterwards.

## Market Forecast - What's Ahead?

Here is some insight into the real estate market from a national perspective from two noted experts. Lawrence Yun, the Economist for the National Association of Realtor predicts that home sales will fall by 6.8% in 2023 compared with 2022, most of which occurred in the first six months of this year. Some of this was caused by homeowners unwilling to trade in higher mortgage rates. Current rates are 7.1% for a fixed 30-year mortgage. Still, home prices are forecast to increase 0.3% compared to 2022. The Consumer Price Index offers hope that inflation is further cooling, which has prompted the Federal Reserve to start slowing the hikes to its benchmark interest rate. Yun said he expects rates to settle at 5.7% by the end of next year. Still, mortgage rates are more than double what they were a year ago. But, if inflation continues to slow and rates stabilized, more buyers could come back to the market and boost the demand for housing, Yun said.

Daniel Hale, Chief Economist for Realtor.com, projects a 5.4% increase in existing home prices for 2023, with some months of year-over-year declines. Overall prices will be higher and shortage conditions are still to be present in the market. Home shoppers will continue to grapple with affordability into next year, with predictions for an average rate of 7.1% by the end of 2023. Home buyers may still face some sticker shock but they will have more time to make a decision and more options for housing possibilities. In actuality, we are simply returning to a more normal market.

## Sam's Nibbles & Bits - Summer is here! Are the "Dog Days" far behind?

Our family loves to eat, drink and celebrate life. Have a good Summer! **Cheers!**

### Fallen Chocolate Cake

1/2 cup butter, cut into 1 inch pieces  
10 oz bittersweet chocolate, chopped  
6 large eggs, room temperature.  
1 teaspoon salt  
1 cup heavy cream  
3 tablespoons powdered sugar

3/4 cup plus 2 tablespoons sugar, divided  
2 Tablespoons vegetable oil  
2 Tablespoons unsweetened cocoa powder  
3/4 teaspoon kosher salt  
1/2 cup mascarpone

Heat oven to 350°. Butter 9" springform pan. Dust with sugar. Combine chocolate, oil and butter in large heatproof bowl. Set over a saucepan of simmering water and heat until melted. Remove from heat. Separate 4 eggs, placing whites and yolks in separate bowls. Add cocoa, vanilla, salt, 1/4 cup sugar and remaining 2 eggs to bowl with yolks and whisk until smooth. Gradually whisk yolk mixture into chocolate mixture blending well. Beat egg whites until frothy. Gradually beat in 1/2 sugar until firm peaks form. Gently fold egg whites into chocolate mixture in 2 additions, folding just until incorporated. Sprinkle with remaining 2 tablespoons sugar. Bake until top is puffed about 35-45 minutes. Transfer to wire rack and cool completely. Cake will collapse. Chill cake for 12 hours. Beat cream, mascarpone and powdered sugar until soft peaks form. Remove sides of pan from cake. Mound whipped cream into center of cake.

**Summertime doesn't get much better ... chocolate cake and bubbly champagne.**

