

TURN EVERY LISTING INTO A MARKETING ASSETS!



CONTENT MARKETING PACKAGE

Here is your complimentary social media content package to keep your feed looking sharp! Our mission at Real Estate Photographer Pro is to make real estate agents look like the go-to experts in their market.

Beyond premium photography, video walkthroughs, and drone aerials, we provide full-scale digital marketing solutions designed to attract buyers and sellers directly to you.

We build powerful personal brands through custom web design, SEO, paid ad campaigns, and social media strategy, and we even develop custom mobile apps and software to elevate your client experience. Use this free content to engage your sphere and reach out whenever you're ready to take your marketing to the next level!

TURN EVERY LISTING INTO A MARKETING ASSETS!

Your comprehensive real estate marketing campaign, tailored for your property and optimized for engagement and authority.

Please feel free to modify this content to meet your needs and check the accuracy.

This is content you can use to post across all your social media platforms.

Free Stock Photos to complement your marketing:

<https://ip.zootammer.com/free-stock-photos>

Free Open House Marketing Planning Guide

<https://static1.squarespace.com/static/5e143243e8e81546da5cd885/t/6a1d6dd4c687382aa5eb28d2/1780313556053/Open+house+marketing+planning+guide.pdf>

When you book our Real Estate Photographer Pro, you get more than just stunning photos, drone shots, and cinematic video. You get a complete visual system to sell your property.

To help you get those assets out to the world immediately, we created this Property Content Guide.

This guide acts as your single-input, multi-platform marketing engine. We did all the heavy lifting, keyword research, and copywriting for you. It covers the entire sales lifecycle of this listing from "Coming Soon" to "Just Sold." Here is a quick look at what we built for you and how it works.

What This Guide Includes

- MLS-Ready Public Remarks: Fully compliant, high-retention text under character limits.
- 5-Phase Lifecycle Campaign: Five copy-and-paste captions for your business Facebook and Instagram pages.
- Personal Social Media Posts: Five warm, authentic posts to share behind-the-scenes updates with your friends and family.
- AEO-Optimized Blog Post: A 1,500+ word local area guide designed to rank on search engines and capture buyers moving to Middle Tennessee.
- Video Scripts & Metadata: Full narrative scripts for a long-form YouTube walkthrough and a 60-second TikTok/Reel, completely timed out with visual cues.
- Agent & Client Emails: Pre-written copy for reverse prospecting and your past-client database.

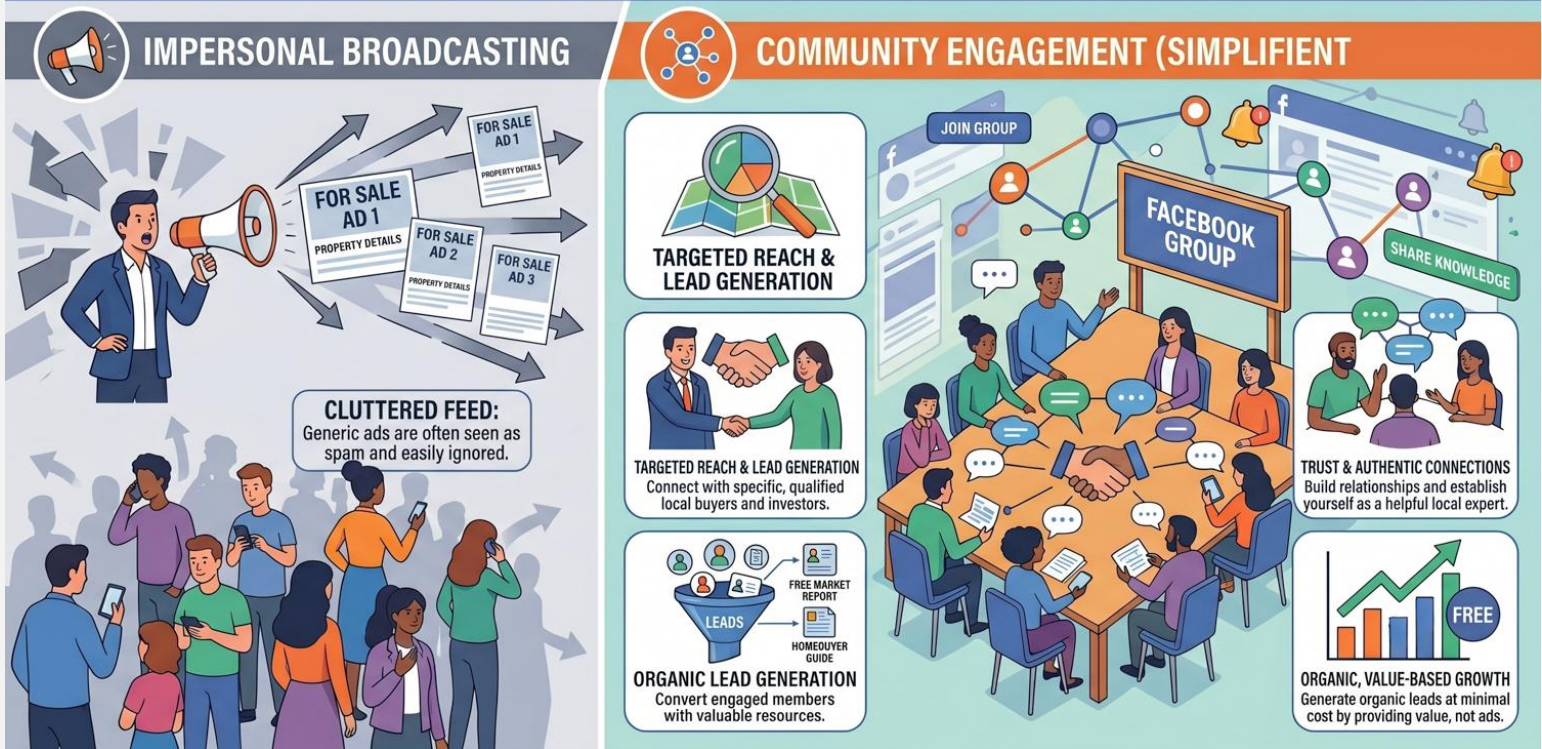
How This Saves You Time (And Money)

Writing high-quality content for a single property across every digital platform takes hours of screen time. Here is an honest breakdown of the time this guide saves you:

Marketing Task	Average Time to Write	Your Time with Our Kit
MLS Description & Optimization	45 Minutes	0 Minutes (Copy & Paste)
10 Unique Social Media Posts	2 Hours	0 Minutes (Copy & Paste)
1,500+ Word Neighborhood Blog	3 Hours	0 Minutes (Ready to Publish)
YouTube & Short-Form Video Scripts	2 Hours	0 Minutes (Read the Script)
Network & Past-Client Emails	1 Hour	0 Minutes (Hit Send)
Total Time Spent	8.75 Hours	Under 15 Minutes

The Bottom Line: By utilizing this content marketing alongside our visual media, you instantly save nearly 9 hours of desk work per listing.

FROM NOISE TO CONNECTION: ENGAGING IN FACEBOOK GROUPS (SHORTENED)



Why You Should Be Posting Your Listings in Local Facebook Groups

As a real estate agent, getting your listings on the MLS is just the baseline. To truly stand out, spark bidding wars, and catch the eye of passive buyers, you need to meet people where they are already scrolling.

While organic reach on standard Facebook Business Pages has declined, **Facebook Groups are thriving**. Here is why dropping your high-quality listing photos, walkthrough videos, and virtual tours into local groups is a marketing game-changer:

- **Bypassing the Algorithm:** Facebook heavily prioritizes content from groups in a user's main newsfeed. Posting in a group ensures your property gets seen by thousands of local members who would otherwise never see your standard page updates.
- **Hyper-Targeted Audiences:** These groups are filled exclusively with active local buyers, out-of-state families relocating to Middle Tennessee, real estate investors, and local agents with pre-approved buyers. You are pitching directly to a warm audience.
- **Maximum "Scroll-Stopping" Power:** In a sea of text-heavy posts and low-quality phone snapshots, premium professional photography and cinematic video demand attention. High-end media stands out instantly in a busy group feed, driving higher engagement, shares, and direct messages.
- **Free, Direct Lead Generation:** No ad spend required. Groups allow you to interact directly with interested parties in the comments, schedule open houses dynamically, and build a reputation as the agent who markets properties beautifully.

Pro Tip: When posting your media assets, always include a clear hook (e.g., *"Check out this gorgeous modern farmhouse just listed in Murfreesboro!"*), the key specs, and a direct link to the full virtual tour or listing page so interested buyers know exactly how to take the next step

GROUPS

Murfreesboro Real Estate

<https://www.facebook.com/groups/584738928295514>

Giles County Trade and Sale

<https://www.facebook.com/groups/459019800902720>

Middle Tennessee Homes For Sale or Rent

<https://www.facebook.com/groups/MiddleTnHomes>

Middle Tennessee Homes for Sale

<https://www.facebook.com/groups/1374245319502992>

Sell Middle TN Real Estate

<https://www.facebook.com/groups/1457119864533214>

TN Real Estate

<https://www.facebook.com/groups/TNRealEstate615>

TENNESSEE HOMES & REAL ESTATE - FOR SALE ONLY

<https://www.facebook.com/groups/tricitieshomesforsaleonly>

Posting Tips

For a real estate agent, organic reach is a constant battle. You can post a beautiful, high-end property walkthrough video, but Facebook's algorithm will usually only show it to a tiny fraction of your page followers.

That is where the magic of the **@followers** and **@top fans** tags comes in. When using a Facebook Business Page or a profile in Professional Mode, these tags allow you to bypass the traditional feed algorithm entirely and drop a **direct notification** straight into your audience's notification bell.

Using these tags strategically changes the game for real estate marketing:

1. The **@followers** Tag: Direct-to-Inbox Broadcasting

- **What it does:** Typing **@followers** in a post or comment triggers a direct notification to everyone who follows your page, alerting them that you've highlighted them or posted important content.
- **Why it's beneficial:** Instead of crossing your fingers and hoping your followers scroll past your new listing, you are actively bringing them to it. It guarantees maximum, immediate visibility.
- **Best Real Estate Use Case: "Just Listed" alerts or Open House announcements.** When time is of the essence and you need maximum foot traffic or immediate eyes on a hot new property, this tag ensures your entire local sphere knows about it instantly.

2. The **@top fans** Tag: Activating Your VIP Lead Gen Machine

- **What it does:** This tag sends a direct notification exclusively to your "Top Fans"—the segment of your followers who most actively like, comment on, and share your content.
- **Why it's beneficial:** These are your brand ambassadors, past clients, and local looky-loos who already love your work. When you tag them, they are highly likely to comment immediately, which tricks the Facebook algorithm into thinking your post is "viral," pushing it out to an even wider, public audience.
- **Best Real Estate Use Case: "Sneak Peeks" and Exclusive Content.** Treat your top fans like VIPs. Post a gorgeous cinematic teaser video of an upcoming luxury home and caption it: *"Giving my **@top fans** early access to this stunning modern farmhouse hitting the market Friday! What do we think of that kitchen?"* This builds massive loyalty and drives high engagement.

Why This Matters When Paired with Premium Media

If you are using basic phone snapshots, direct-tagging your audience can feel like spam. But when you are posting **professional photography, drone footage, or high-end video tours**, it feels like high-value eye candy. Agents who pair the **@followers** or **@top fans** tags with premium visual assets see vastly higher click-through rates because the content is genuinely worth stopping the scroll for.

A Critical Rule of Thumb: Use, Don't Abuse

Because these tags trigger direct notifications, **use them sparingly (1–2 times a week max)**. If you tag **@followers** on every single post, people will turn off notifications or unfollow your page. Save it for your absolute best marketing assets, major price improvements, or critical community updates to keep the response rate high!

GROW YOUR REAL ESTATE BRAND

SOCIAL MEDIA MANAGEMENT

CONTENT CREATION & STRATEGY | POSTING TO ALL ACCOUNTS | INCREASE ENGAGEMENT & LEADS | TAKE SOCIAL OFF YOUR PLATE

READY TO GROW?

AI VIDEO AVATAR

GET STARTED!

CONTACT US

Take Social Media Off Your Plate (While Staying the Face of Your Brand!)

Finding the time to constantly script, edit, and post to multiple social channels can feel like a second full-time job. We are here to handle the heavy lifting for you! Our team can fully manage your social media presence by creating high-converting real estate content and automatically publishing it across all of your active accounts. Whether it's showcasing your latest premium listings, sharing market updates, or engaging with local buyer groups, we keep your digital feeds active, polished, and generating leads while you focus on closing deals.

Want to dominate video marketing without spending hours in front of a camera? We can even build a custom, hyper-realistic **AI Twin Avatar** of you! Your digital clone can seamlessly deliver voice-over listing walkthroughs, announce open houses, and share market updates across Instagram, Facebook, and TikTok using your exact likeness. It gives you an always-on, 24/7 personal video presence without the camera shyness or filming bottlenecks.

Ready to level up? If you are interested in taking your social media and video marketing to the next level completely hands-free, **contact us today** to learn more about our management and avatar packages!

PROPERTY DESCRIPTIONS

Property Description Overview

5100 Village Way, Nashville, TN Offered at \$[Insert Price]

Built in 1994, this single-family residence delivers straightforward living on a spacious 6,969-square-foot lot. The home features a 1,417-square-foot layout with 3 bedrooms and 3 full bathrooms. An attached 2-car garage provides vehicle storage and extra workspace. Clear floor space and natural room divisions make everyday living easy. Conveniently situated in Davidson County, this property sits near essential shopping, daily dining spots, local public schools, and regional parks. Ideal for buyers seeking a solid Nashville address with space to spread out.

MLS Listing Services

1,417 SQ FT | 3 BEDS | 3 BATHS | 2-CAR GARAGE | 1994 BUILD

Solid Nashville single-family home on a generous 6,969 sq ft lot. Built in 1994, this property offers 3 full bedrooms and 3 full bathrooms across 1,417 finished square feet. The functional layout gives everyone room to work and rest. The attached two-car garage adds safe parking and extra storage space.

Located close to everyday conveniences. Quick access to local grocery stores, neighborhood schools, and public parks. Easy driving distance to major roadways, downtown Nashville, and local employment hubs. Vacant and ready for a smooth closing.

Showing Instructions: Vacant. Go and show via ShowingTime.

Agent: Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Google Business Profile

JUST LISTED: 3 Bed, 3 Bath Home in Nashville, TN

A new listing is active at 5100 Village Way in Nashville! This 1,417-square-foot home sits on a private 6,969-square-foot lot. Built in 1994, it features 3 bedrooms, 3 full bathrooms, and an attached 2-car garage.

You get solid space inside and out. The home sits close to local schools, parks, and daily shopping centers. Contact Shannon Stevenson with LPT Realty at 615-979-7986 to schedule a private walkthrough today.

Agent: Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

LinkedIn

New Residential Listing | 5100 Village Way, Nashville, TN

A solid single-family real estate opportunity is now available in the Nashville market.

Key Property Specs: • Address: 5100 Village Way, Nashville, TN • Footprint: 1,417 Finished Sq Ft • Lot Size: 6,969 Sq Ft Lot • Layout: 3 Bedrooms | 3 Full Bathrooms • Parking: Attached 2-Car Garage • Year Built: 1994

Nashville continues to see strong demand for functional, single-family homes under 1,500 square feet. This 1994-built home features three full bathrooms for three bedrooms, offering strong appeal to traditional buyers or long-term portfolio holders. Located near major transit routes, schools, and commercial centers.

For professional inquiries, showing arrangements, or full property details, reach out directly.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986

Email: Shannonstevensonhomes@gmail.com

SOCIAL MEDIA CAMPAIGNS

Phase 1: The Teaser (Pre-Market)

Behind the Scenes

A little magic in the making! ✨ We are putting the final touches on a beautiful new listing at 5100 Village Way in Nashville, and I couldn't resist sharing a quick behind-the-scenes look. Staging is underway, the photographer is working their magic, and this home is almost ready for its big debut. Drop a 🙋 in the comments if you want to be the first to know when it goes live!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Sneak Peek

The details in this upcoming Nashville listing are absolutely stunning. 😍 Here is a quick sneak peek at the spacious layout and attached 2-car garage. This 3-bed, 3-bath home hits the market soon, and trust me, you are going to want to see the rest of it. Send me a DM to get on the exclusive VIP preview list!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Coming Soon

🔴 STOP YOUR SCROLL 🔴 Coming soon to Nashville! This 3 Bed, 3 Bath gem at 5100 Village Way hits the market soon. From the 1,417 square feet of clean living space to the massive 6,969-square-foot lot, it checks all the boxes. Want the details before anyone else? Click the link in my bio to sign up for early access, or shoot me a message right now!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Phase 2: The Launch (Active)

Just Listed

🌟 IT'S OFFICIAL! 🌟 Welcome to your new home at 5100 Village Way, Nashville, TN. This beautiful Single Family Residence is officially on the market and ready for its next chapter.

🌟 3 Bedrooms

🌟 3 Bathrooms

🌟 1,417 Sq Ft

🌟 Attached 2-Car Garage & Large Lot

Listed at \$[Insert Price]. Tag someone who is looking to move to Nashville, and tap the link in my bio to view the full gallery!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Property Website Live

Want to take a spin through my newest listing without leaving your couch? 🏠 The dedicated property website for 5100 Village Way is officially LIVE! Head over to the link in my bio to explore the 3D virtual tour, view the interactive floor plans, and see every stunning detail up close. Let me know what your favorite room is in the comments!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Virtual Tour / Walkthrough

Come tour this incredible Nashville home with me! 🏡 From the moment you walk through the front door, the practical layout and strong floor plan completely steal the show. Watch until the end to see the 2-car garage and huge yard. Ready to see it in person? DM me the word "TOUR" and let's get you on the schedule!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Phase 3: The Push (Marketing & Engagement)

Open House Announcement

Cancel your weekend plans! 📅 Join me this [Day of the week] from [Start Time] to [End Time] for an exclusive Open House at 5100 Village Way, Nashville, TN. Whether you are actively house hunting or just looking for some design inspiration, I would love to see you there. Stop by, grab a treat, and let's talk real estate!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Open House Reminder

🕒 Happening TODAY! I will be holding the doors open at 5100 Village Way from [Start Time] to [End Time]. Come see this gorgeous Nashville home for yourself. Just plug the address into your GPS and come say hi!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Feature Spotlight

Let's take a moment to appreciate this huge lot at my 5100 Village Way listing. 🤩 Over 6,900 square feet of outdoor space gives you room to run, garden, or host weekend meals. Could you see yourself living here? Tap the link in my bio for more photos and pricing details!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Schedule Your Viewing Today

This Nashville beauty won't wait around forever! ⌚ 5100 Village Way is vacant, easy to show, and ready for you to walk through. Don't rely on photos alone—you have to feel the energy of this home in person. Send me a direct message right now or call me at 615-979-7986 to book your private, no-pressure showing.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Price Improvement

📈 PRICE IMPROVEMENT on 5100 Village Way, Nashville, TN! This incredible home just became an even better opportunity. Now offered at \$[New Price]. If you have had your eye on this property, now is the time to make your move before someone else snatches it up. DM me "UPDATED" to schedule your tour today!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Back on Market

🔄 SECOND CHANCE ALERT! 🔄 5100 Village Way is back on the market through no fault of the home! Sometimes financing falls through for one buyer, which means a massive opportunity for YOU. This one went fast the first time, so do not wait. Check the link in my bio for all the details and call me to get in today!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Phase 4: The Milestone (Escrow)

Under Contract / Pending

👉 UNDER CONTRACT! We have an accepted offer on 5100 Village Way and are officially in escrow. A huge congratulations to my sellers! 🎉 If you missed out on this one, don't worry—I am always hunting for off-market opportunities for my buyers. Drop your ideal neighborhood in the comments below, and I will keep my eyes peeled for you!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Multiple Offers Received

🔥 The market is hot! We received multiple strong offers on 5100 Village Way, and the sellers are currently reviewing them. Thank you to all the agents and buyers who came through this weekend. Thinking of selling? This is proof that the right marketing strategy creates demand. Send me a DM and let's talk about getting top dollar for your home!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Phase 5: The Close (Sold & Authority)

Just Sold

🥂 JUST SOLD! 🥂 The keys have officially been handed over, and 5100 Village Way is closed! I am so thrilled for my amazing clients as they close this chapter and start their next adventure. A big thank you to everyone who helped get this across the finish line. If buying or selling a home is on your vision board for this year, let's chat! Click the link in my bio to connect.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Case Study / The Numbers

Numbers don't lie! 📊 Here is exactly how we got 5100 Village Way sold:

Days on Market: [Number]

Offers Received: [Number]

Sale Price: [Percentage]% Over Asking Price

The right pricing strategy, professional staging, and aggressive marketing make all the difference. If you want results like this for your own home, DM me the word "STRATEGY" to book a free consultation.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

Client Testimonial

Nothing makes me happier than a five-star review from a happy client! ★★★★★ Working with this amazing family was an absolute dream. My ultimate goal is to make the buying/selling process as smooth and stress-free as possible. Read the full review below! 📌

"[Insert Quote]"

Ready to make a move? Let's work together. Link in bio to get started!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

DETAILED BLOG POST (1,500+ WORDS)

Title Tag: Buying a 3 Bed Home in Nashville: What to Know About 5100 Village Way

URL Slug: /buying-3-bed-home-nashville-5100-village-way

Author: Shannon Stevenson, Real Estate Professional, LPT Realty

What Should You Look for When Buying a Single-Family Home in Nashville?

TL;DR Summary

Buying a home in Nashville requires looking at lot size, floor plan efficiency, and location. Properties like 5100 Village Way offer 3 bedrooms, 3 bathrooms, and 1,417 square feet of functional living space on a 6,969-square-foot lot. Built in 1994, this single-family residence includes a 2-car garage and puts you close to top local schools, shops, and quick roads into downtown Nashville.

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Understanding the Nashville Single-Family Housing Market

Nashville remains one of the fastest-growing regions in Tennessee. Buyers want homes that offer real balance. They want space for daily life without taking on endless home repairs.

Single-family homes built in the mid-1990s fill a strong sweet spot. They feature modern plumbing, reliable electrical setups, and functional room designs.

None

NASHVILLE MARKET COMPARISON			
Feature	1990s Builds	Older Historic Builds	
Bath-to-Bed Ratio	High (3 Bath / 3 Bed)	Low (1-2 Bath / 3 Bed)	
Parking	Attached 2-Car Garage	On-Street / Carport	
Lot Size	Mid-size (6,000+ sq ft)	Variable/Small	
Maintenance	Standard Upkeep	Major System Upgrades	

Houses built in 1994 generally feature clear framing and concrete foundations. When you look at properties like 5100 Village Way, you get an established building footprint paired with easy access to city resources.

Key Layout Benefits: 1,417 Sq Ft with 3 Beds and 3 Baths

Square footage only tells part of the story. How a house uses that footprint is what matters most for daily comfort.

Three Full Bathrooms

Most 3-bedroom homes built in earlier decades only offer 1 or 2 bathrooms. Having 3 full bathrooms creates a huge functional advantage:

- **Morning Routines:** No waiting in line during busy workday mornings.
- **Guest Comfort:** Visitors have their own designated bathroom.
- **Privacy:** Each main bedroom area stays quiet and private.

The Attached 2-Car Garage

A two-car garage provides far more than parking:

- **Vehicle Safety:** Keeps cars protected from heavy weather and summer heat.
- **Extra Storage:** Holds lawn equipment, sports gear, and seasonal items.
- **Workshop Space:** Offers a clear concrete floor for home tools and projects.

Generous 6,969-Square-Foot Lot

Outdoor space matters just as much as indoor space. A lot size over 6,900 square feet gives you usable yard space without creating overwhelming weekend maintenance. You have room for pets, a garden bed, or a back patio set.

Neighborhood Spotlight: Living Near Village Way

Location drives real estate value. The area surrounding 5100 Village Way gives residents fast access to everyday local necessities.

Schools and Education

Families living in this area sit within convenient driving distance of local Davidson County public and private schools. Getting kids to morning drop-off or afternoon activities is straightforward and quick.

Local Shopping and Groceries

Daily errands stay simple. Retail centers, major grocery options, and local pharmacies sit just minutes down the main road. You can pick up weeknight meals without driving across town.

Restaurants and Dining

The neighborhood puts you near a wide variety of local Nashville food options:

- **Casual Bites:** Quick lunch spots and coffee shops nearby.
- **Dinner Options:** Family-friendly casual dining and local barbecue spots.
- **Downtown Culinary:** Easy road links let you reach downtown Nashville's famous dining scene in short order.

Parks and Recreation

Outdoor access remains a major strength of this location. Nearby community parks offer green open space, walking trails, sports fields, and playgrounds for weekend fun.

A Real-World Look at 5100 Village Way

Let's walk through what makes 5100 Village Way a strong single-family opportunity.

Built in 1994, this home sits on a clean, established street in Nashville. The structure features 1,417 finished square feet. The floor plan eliminates wasted hallway space, maximizing the footprints of the main living room and kitchen.

None

PROPERTY SPECIFICATIONS OVERVIEW		
Address	5100 Village Way, Nashville, TN	
Square Footage	1,417 Finished Sq Ft	
Lot Footprint	6,969 Sq Ft Lot	
Bed/Bath Count	3 Bedrooms / 3 Full Bathrooms	
Parking	Attached 2-Car Garage	
Year Built	1994	
Structure Type	Single Family Residence	

The 3 bedrooms give you flex options. Use all three for sleeping spaces, or turn one into a dedicated home office or fitness room. The 3 full bathrooms ensure everyone has direct access to their own facilities. Outside, the large yard offers a solid canvas for outdoor living.

Frequently Asked Questions About Buying in Nashville

How big is the lot at 5100 Village Way?

The property sits on a 6,969-square-foot lot. This gives you a clear front yard and a usable backyard for outdoor activities.

How many bathrooms does the property have?

The home features 3 full bathrooms alongside its 3 bedrooms. This bath-to-bedroom ratio is higher than many standard 3-bedroom homes in the region.

When was 5100 Village Way built?

This single-family residence was built in 1994.

Is there covered parking available?

Yes. The home includes an attached 2-car garage for covered parking and extra storage.

How fast can I view the property?

The home is vacant and ready for tours immediately. Showings can be scheduled directly through your real estate agent using ShowingTime.

Your Next Steps: Schedule Your Tour Today

Finding the right single-family home in Nashville comes down to making your move when the right house hits the market. 5100 Village Way brings together space, function, and clear real estate value.

Ready to take the next step? Here are three easy ways to move forward:

1. **Schedule a Private Tour:** Call or text Shannon Stevenson at 615-979-7986 to view the home in person.
2. **Review Property Details:** Send an email to request full property disclosures and floor plans.
3. **Get Pre-Approved:** Connect with a trusted local mortgage lender to get your finance steps ready.

Author Information:

Shannon Stevenson | LPT Realty

Real Estate Professional

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VIDEO & AUDIO SCRIPTS

Long-Form YouTube Video Script (8-12 Minutes)

Title Options:

1. Inside 5100 Village Way | Nashville TN 3 Bed 3 Bath Tour
2. Touring a 3 Bedroom Single Family Home in Nashville TN
3. Nashville Home Tour: 5100 Village Way (3 Beds, 3 Baths, Huge Yard)

SEO Description:

Join Shannon Stevenson for a tour of 5100 Village Way in Nashville, TN. This 1,417 sq ft single-family residence features 3 bedrooms, 3 full bathrooms, a 2-car garage, and a large 6,969 sq ft lot. Built in 1994, this property is located near top Nashville schools, parks, and shopping. Contact Shannon Stevenson with LPT Realty at 615-979-7986 or Shannonstevensonhomes@gmail.com to schedule your private tour.

Video Script

[0:00 - 1:00] THE HOOK

[Visual]: High-angle exterior shot of 5100 Village Way, cutting to a quick tour through the front door into the main living area.

[Host (VO/On Camera)]: Finding a 3-bedroom home in Nashville with 3 full bathrooms and a two-car garage under 1,500 square feet is rare. Most homes give you one or two baths. This one gives everyone their own space. Today, we are taking a full walk through 5100 Village Way right here in Nashville, Tennessee. Let's head inside.

[1:00 - 1:30] INTRO & AGENT INFO

[Visual]: Shannon standing in the main living space, speaking directly to the camera. Lower third graphic with name, phone, and email.

[Host]: Welcome back to the channel! I'm Shannon Stevenson with LPT Realty. Today, we are checking out a great 1994 build that sits on a generous lot over 6,900 square feet. If you are looking for a practical, move-in ready property close to everything Nashville has to offer, you are going to love this tour. Make sure to hit subscribe, and let's check out the details.

[1:30 - 4:00] INTERIOR TOUR

[Visual]: Slow pan across the living room, moving into the kitchen and dining areas. B-Roll shows cabinet storage, windows, and flooring.

[Host (VO)]: As we step through the main entryway, you notice the functional layout right away. At 1,417 square feet, every foot of space counts. The main living room offers ample space for family seating and entertainment setups. Large windows bring in steady natural light.

Moving into the kitchen and dining space, you get direct work counters and cabinet storage that makes cooking easy. Having the dining area connected keeps meals simple and conversational.

[4:00 - 6:00] BEDROOMS & BATHROOMS

[Visual]: Walkthrough of all three bedrooms, opening doors to reveal full bathrooms attached or adjacent to each room.

[Host (VO)]: Now let's talk bedrooms. This home features 3 comfortable bedrooms. But the real headline is the bathroom count. You get 3 full bathrooms in this home. That means no morning traffic jams when everyone is trying to get out the door for work or school. Each bedroom offers good closet space and clear wall space for furniture placement.

[6:00 - 7:30] EXTERIOR & GARAGE

[Visual]: Camera steps out into the attached 2-car garage, showing clean concrete floors, then transitions out to the 6,969-square-foot backyard.

[Host (VO)]: Stepping out through the service door, here is your attached 2-car garage. It offers covered parking for two vehicles plus extra room for tools and storage.

Out back, you have a solid 6,969-square-foot lot. There is plenty of room for pets to run, a garden plot, or a large back patio setup. It's a great setup for outdoor weekend fun.

[7:30 - 9:00] COMMUNITY PROFILE

[Visual]: B-Roll of nearby Nashville streets, local parks, commercial centers, and local schools.

[Host (VO)]: Location matters just as much as the house. Living at 5100 Village Way puts you minutes away from local schools, daily grocery shopping, and great local dining. Major roads sit right around the corner, making your daily commute into downtown Nashville smooth and fast.

[9:00 - 10:00] VALUE SUMMARY & CTA

[Visual]: Shannon back on camera in the main living room.

[Host]: To wrap it up, 5100 Village Way delivers 3 beds, 3 baths, 1,417 square feet, a 2-car garage, and a huge lot—all in a great Nashville location. This home is vacant and ready for showing right now.

Call or text me directly at 615-979-7986, or send an email to Shannonstevensonhomes@gmail.com to set up your private walkthrough. I'm Shannon Stevenson with LPT Realty, and I'll see you on the next tour!

Short-Form Video Script (60 Seconds or Less)

Target Platform: YouTube Shorts / Instagram Reels / TikTok

Visual Style: Fast-paced, vertical video

[0:00 - 0:03] HOOK

[Visual]: Fast snap cut from the front curb straight into the front doorway.

[Audio]: Stop searching! This Nashville 3-bed home has something most don't.

[0:03 - 0:20] LIGHTNING ROUND (TOP 3 FEATURES)

[Visual]: Rapid text pops on screen with fast pan shots:

1. 3 Beds + 3 FULL Baths!
2. Attached 2-Car Garage
3. 6,969 Sq Ft Lot

[Audio]: Feature 1: Three full bathrooms for three bedrooms. No morning lines here! Feature 2: A full 2-car garage with storage space. Feature 3: Over 6,900 square feet of yard space out back!

[0:20 - 0:25] VIBE SHOT

[Visual]: Smooth camera glide through the main living area out into the bright backyard space.

[Audio]: 1,417 square feet of clean, easy living in Davidson County.

[0:25 - 0:30] CTA & AGENT INFO

[Visual]: Text on screen: "5100 Village Way, Nashville, TN. Call Shannon Stevenson 615-979-7986."

[Audio]: Located at 5100 Village Way. DM me "TOUR" or call Shannon Stevenson at 615-979-7986 to view it today!

YouTube SEO & Title Optimizer

3 Title Options

- **SEO-Focused:** 5100 Village Way, Nashville, TN | 3 Bed 3 Bath Home Tour
- **Click-Worthy:** The Nashville 3-Bed Home with 3 FULL Baths You Need to See!
- **Short & Punchy:** Touring 5100 Village Way Nashville

Description Paragraph

Take a complete video tour of 5100 Village Way in Nashville, TN! Built in 1994, this 1,417-square-foot single-family home features 3 comfortable bedrooms, 3 full bathrooms, an attached 2-car garage, and a spacious 6,969-square-foot lot. Conveniently located near local schools, popular shopping centers, and public parks, this property brings together daily comfort and location value. Watch the full walkthrough to see every detail, and contact Shannon Stevenson with LPT Realty to book your private showing!

Hashtags

#NashvilleRealEstate #NashvilleHomesForSale #LPTRealty #ShannonStevenson #NashvilleTN
#TennesseeRealEstate #HouseHuntingNashville

1-Minute Voice-Over Script

Tone: Clear, direct, conversational (7th-grade reading level)

(0:00 - 0:10)

Welcome to 5100 Village Way in Nashville, Tennessee. This single-family home offers 3 bedrooms and 3 full bathrooms across 1,417 square feet of functional living space.

(0:10 - 0:25)

Step inside to find a clean floor plan built for easy living. The kitchen and main living spaces give you plenty of room to gather. Every bedroom offers good space, and having 3 full bathrooms gives everyone their own private area.

(0:25 - 0:40)

Outside, you get an attached 2-car garage for parking and extra tools. The house sits on a large lot measuring over 6,900 square feet, offering plenty of space for pets, gardens, or outdoor fun.

(0:40 - 1:00)

You are located just minutes from local schools, daily grocery shopping, neighborhood parks, and quick roads into downtown Nashville. Call Shannon Stevenson with LPT Realty at 615-979-7986 to tour 5100 Village Way today!

Professional Radio Ads

30-Second Radio Version

[TIMING]: 30 Seconds

[SOUND EFFECT]: Upbeat ambient acoustic guitar intro fades in.

[MUSIC]: Warm, upbeat background acoustic music.

[VOICEOVER (VO)]:

(Warm and engaging)

Tired of waiting for the bathroom every morning? Welcome to 5100 Village Way in Nashville! This 3-bedroom single-family home comes with 3 full bathrooms. That means no more morning delays!

(Upbeat)

Enjoy 1,417 square feet of clean space, an attached 2-car garage, and a huge lot with room to play. Built in 1994 and close to top local schools and shopping!

(Direct call to action)

Call Shannon Stevenson with LPT Realty at 615-979-7986. That's Shannon Stevenson at 615-979-7986, or visit Shannonstevensonhomes@gmail.com today!

60-Second Radio Version

[TIMING]: 60 Seconds

[SOUND EFFECT]: Front door opening, sound of birds in a yard fading into soft acoustic music.

[MUSIC]: Smooth, welcoming acoustic guitar track.

[VOICEOVER (VO)]:

(Conversational)

Imagine owning a home in Nashville where everyone gets their own space. Welcome to 5100 Village Way!

(Enthusiastic)

This 1,417-square-foot single-family home features 3 comfortable bedrooms and 3 full bathrooms. No more sharing sinks or waiting in line during busy mornings!

(Detailed and practical)

Built in 1994, this home sits on a private lot measuring nearly 7,000 square feet. You get an attached 2-car garage for vehicle parking and extra storage, plus a spacious yard for weekend enjoyment.

(Warm and local)

Best of all, you are just minutes away from local schools, popular grocery stores, neighborhood parks, and quick commuter routes right into downtown Nashville.

(Clear CTA)

The home is vacant and ready for your visit right now. Don't wait on this one! Contact Shannon Stevenson with LPT Realty today at 615-979-7986. Again, call Shannon Stevenson at 615-979-7986, or email Shannonstevensonhomes@gmail.com to schedule your private tour!

ADDITIONAL SOCIAL MEDIA POSTS

5 Distinct Business Facebook Posts

1. Launch Post

🌟 NEW LISTING ALERT! 🌟 Take a look at 5100 Village Way in Nashville! Built in 1994, this single-family home offers 1,417 finished square feet, 3 bedrooms, and 3 full bathrooms. You also get an attached 2-car garage and a huge 6,969-square-foot lot. Located close to schools, shopping, and quick highway routes. Vacant and ready to view! Drop a comment or message me to see it first!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

2. Open House Teaser

Looking for weekend plans in Nashville? 📅 Come tour 5100 Village Way! This 3 bed, 3 bath single-family home features a clean 1,417-square-foot floor plan and a 2-car garage. Stop by our open house this weekend to see the full property and large yard in person! Comment below for open house times and directions!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

3. Feature Spotlight

Let's talk about floor plan efficiency! 🏠 5100 Village Way offers 3 full bedrooms paired with 3 full bathrooms. Having a 1-to-1 bed-to-bath ratio in a 1,417-square-foot home is a massive benefit for daily life. Add in an attached 2-car garage and a 6,969-square-foot lot, and you have a property that handles all your needs. Tap the link to view photos!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

4. Local Insight

Location is everything! 📍 Living at 5100 Village Way in Nashville means you are never far from what you need. Enjoy short drives to neighborhood schools, daily grocery shopping, and local parks for weekend fun. Plus, quick road access makes getting into downtown Nashville simple. DM me for local neighborhood details!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

5. Just Sold / Under Contract Tease

Demand in Nashville stays strong! 📈 5100 Village Way is officially under contract! Proper pricing, clear presentation, and aggressive digital marketing got the job done for these sellers. Thinking about selling your Nashville home this year? Send me a message today to talk about your home's value!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

5 Distinct Business Instagram Posts

1. Launch Post (Best for Carousel)

✨ NEW NASHVILLE LISTING ✨

📍 5100 Village Way, Nashville, TN

🏠 3 Beds | 3 Baths | 1,417 Sq Ft

🚗 Attached 2-Car Garage

🌳 6,969 Sq Ft Lot

Built in 1994 and ready for its next owner! Tap the link in bio to view full photos and tour info.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

2. Feature Spotlight (Best for Reels)

3 beds AND 3 full baths? Yes, please! 🙌 Touring 5100 Village Way in Nashville today. This layout makes morning routines smooth and simple. Save this post for your Nashville house search! 📌 DM me "VILLAGE" for details.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

3. Outdoor Focus (Best for Static)

Outdoor space in Nashville! 🌿 Check out this 6,969-square-foot lot at 5100 Village Way. Plenty of room for summer BBQs, pets, and outdoor fun. Link in bio for price and full specs!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

4. Showing Call (Best for Reels)

Vacant and easy to tour! 🗝️ 5100 Village Way is ready for your walkthrough. Send me a message or call 615-979-7986 to set up your private viewing today!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

5. Market Update / Pending (Best for Static)

UNDER CONTRACT in Nashville! 🎉👏 Congrats to my sellers on 5100 Village Way! Want to know what your home is worth in today's market? Send me a direct message today!

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

10 Hyper-Local Hashtags for Instagram

#NashvilleRealEstate #NashvilleTN #DavidsonCountyHomes #NashvilleRealtor #NashvilleHomes #LPTRealty
#NashvilleProperty #MiddleTNRealEstate #NashvilleLiving #ShannonStevenson

5 Personal Facebook Posts

1. Personal Launch

Super excited to show off my new listing at 5100 Village Way in Nashville! It's a 3-bed, 3-bath home with a 2-car garage and a huge yard. If you or anyone you know is looking to buy in Nashville, let me know! 🏡

#NashvilleRealEstate #NewListing #LPTRealty #NashvilleTN #RealEstateAgent

2. Behind the Scenes Personal

Spent the day getting 5100 Village Way ready for showings! I love helping buyers and sellers navigate the Nashville market. Homes with 3 full baths under 1,500 sq ft don't come around often! Hit me up if you want a peek! 🔑

#AgentLife #NashvilleHomes #LPTRealty #HouseHunting #TennesseeRealEstate

3. Favorite Feature

My favorite part of 5100 Village Way? The 6,969 sq ft yard! There is so much room out back for weekend hangouts and gardening. Who needs a great yard in Nashville right now? 🌳

#YardGoals #NashvilleLiving #HomeSweetHome #RealtorLife #LPTRealty

4. Neighborhood Love

One reason I love the location of 5100 Village Way is how close it is to local schools, shops, and quick drives into the city. Location makes life so much easier! Drop a message if you want the details! 📍

#NashvilleCommunity #LocationLocationLocation #TennesseeLiving #LPTRealty #NashvilleRealtor

5. Personal Under Contract

Hard work pays off! 5100 Village Way is officially under contract! I am so happy for my sellers. If you are thinking of making a move soon, I'd love to help you out! 🥂

#JustPending #NashvilleRealEstate #LPTRealty #ClientSuccess #ClosingTime

5 Personal Instagram Posts

1. Personal Post 1

New listing day is always the best day! 🗝️ Checking out 5100 Village Way in Nashville—3 beds, 3 baths, and a 2-car garage. Send me a DM if you want to see it!

#NashvilleHomes #NewListing #RealtorLife #LPTRealty #NashvilleTN

2. Personal Post 2

Morning light at my new Village Way listing! ☀️ Love the practical layout of this 1994 build. What is your #1 must-have feature in a new home?

#HouseHunting #NashvilleRealEstate #HomeDesign #LPTRealty #TennesseeHomes

3. Personal Post 3

Yard space for days! 🌿 6,969 square feet of outdoor space right here in Nashville at 5100 Village Way. Ready for summer!

#OutdoorLiving #NashvilleTN #BigYard #LPTRealty #HomeTour

4. Personal Post 4

Helping clients find the right spot never gets old. 5100 Village Way is close to great schools, food spots, and parks! Send a message if you're looking to move! ➡️📱

#NashvilleLiving #LocalExpert #RealtorLife #LPTRealty #NashvilleRealtor

5. Personal Post 5

Another one under contract! 🎉 So happy for my sellers at 5100 Village Way. Ready to sell your place? Let's chat!

#UnderContract #SoldByShannon #NashvilleRealEstate #LPTRealty #RealEstateSuccess

EMAIL CAMPAIGNS

Agent-to-Agent Email Announcement

Subject Line Options:

1. AGENT NOTICE: Vacant 3 Bed / 3 Bath in Nashville - 5100 Village Way
2. 5100 Village Way, Nashville: 3 Bed, 3 Bath, 2-Car Garage (Easy Show)
3. New Davidson County Listing: 5100 Village Way (3 Bath / 3 Bed)

Hi Agents,

I know you are busy, so I will keep this quick.

I just launched a clean, practical single-family listing in Nashville that is easy to show and clear to sell.

Fast Facts:

- **Address:** 5100 Village Way, Nashville, TN
- **Price:** \$[Insert Price]
- **Specs:** 3 Bedrooms | 3 Full Bathrooms | 1,417 Sq Ft
- **Lot Size:** 6,969 Sq Ft Lot
- **Parking:** Attached 2-Car Garage
- **Year Built:** 1994

Why Your Buyers Will Love This:

- **3 Full Baths:** Rare 1-to-1 bed-to-bath ratio avoids morning traffic jams.
- **Vacant & Clean:** Easy to tour without scheduling delays.
- **Great Footprint:** Large backyard over 6,900 sq ft plus garage storage.

SHOWING INSTRUCTIONS:

Vacant - Go and Show via ShowingTime. Immediate access available.

Click here to view full MLS listing and photos: [Insert MLS Link]

Reach out if you have any questions or bring an offer!

Best regards,

Shannon Stevenson | LPT Realty

Phone: 615-979-7986

Email: Shannonstevensonhomes@gmail.com

VIP Sneak Peek & Referral Newsletter

Subject Line Options:

1. Thought of you + quick question about Nashville real estate!
2. Sneak peek at my newest Nashville listing (5100 Village Way)
3. Know anyone looking for a 3 Bed, 3 Bath home in Nashville?

Hi [Client Name],

I hope you are doing well and enjoying your home! I always love checking in with my past clients to see how things are going.

Before I launch a massive public marketing push, I wanted to share my newest Nashville listing with you first.

Quick Facts on 5100 Village Way:

- **Address:** 5100 Village Way, Nashville, TN
- **Price:** \$[Insert Price]
- **Specs:** 3 Bedrooms, 3 Full Bathrooms, 1,417 Sq Ft
- **Key Features:** Attached 2-car garage, built in 1994, spacious 6,969 sq ft lot.
- **Location:** Close to local public schools, daily shopping, parks, and quick access to city routes.

How You Can Help a Friend:

If you have any friends, family, or coworkers who have been talking about moving into Nashville and are looking for a solid 3-bedroom home with plenty of yard space, I would love it if you forwarded this email to them!

They can view photos and details here: [Insert Property Link]

If you or someone you know wants to take a private walkthrough, just reply directly to this email or call/text me at 615-979-7986.

Thank you for always being such a great part of my business network!

Best,

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 - Email: Shannonstevensonhomes@gmail.com

Agent-to-Agent Open House Feedback Request

Subject: Feedback Request: 5100 Village Way Open House

Hi [Other Agent's Name],

Thanks again for stopping by my open house at 5100 Village Way yesterday with your clients.

When you have a quick moment, could you please share their initial thoughts? Specifically, I'd appreciate any feedback on how they felt about the price and the overall condition of the home.

My sellers are eager for honest market reactions as we determine our next steps, so please don't hold back.

I appreciate your time and hope we can put a deal together soon.

Best,

Shannon Stevenson

LPT Realty

615-979-7986

Shannonstevensonhomes@gmail.com

The Investor "Deal Summary" Pitch

Subject Line Options:

- **Option 1 (SEO/Data-Driven):** Nashville Residential Asset: 5100 Village Way | 3 Bed / 3 Bath / Garage
- **Option 2 (Opportunity):** Value-Add Buy & Hold Opportunity in Davidson County: 5100 Village Way
- **Option 3 (Short & Urgency):** Investor Notice: Vacant 3B/3B Single Family in Nashville

Investment Opportunity: Single-Family Buy & Hold Asset

The Fast Facts:

- **Property Type:** Single-Family Residence
- **Address:** 5100 Village Way, Nashville, TN
- **Asking Price:** \$[Insert Price]
- **Key Specs:** 3 Bedrooms, 3 Full Bathrooms, 1,417 Sq Ft
- **Lot Footprint:** 6,969 Sq Ft Lot
- **Year Built:** 1994
- **Current Status:** Vacant (Immediate Turnkey Potential)
- **Occupancy:** Ready for market-rate tenant placement

The Investment Narrative ("The Play"):

5100 Village Way offers a strategic buy-and-hold rental opportunity in Davidson County. The 1994 construction provides solid structural fundamentals, modern wiring, and an efficient 1,417-square-foot footprint. Featuring 3 full bathrooms for 3 bedrooms, this layout commands top rental demand for shared living or growing households. The attached 2-car garage and 6,969-square-foot lot increase long-term tenant retention. Located near major Nashville transit corridors and commercial centers, this asset is positioned for consistent cash flow and capital appreciation.

Showing & Disclosure Instructions:

Vacant. Go and Show via ShowingTime. Immediate access available.

Call to Action:

Reply directly to this email or call Shannon Stevenson at 615-979-7986 to request full rental comps and property disclosures.

Shannon Stevenson | LPT Realty

Phone: 615-979-7986 | Email: Shannonstevensonhomes@gmail.com

DIRECT MAIL MARKETING

Hyperlocal Postcard Engine

SCENARIO 1: JUST LISTED

POSTCARD FRONT

Main Headline: NEW NEIGHBOR ALERT ON VILLAGE WAY!

Neighbor Hook Sub-headline: Do you have a friend or family member looking to move to Nashville?

Fast Facts:

- 3 Bedrooms & 3 Full Bathrooms
- 1,417 Sq Ft with Attached 2-Car Garage
- Generous 6,969 Sq Ft Lot **Front Call to Action:** Scan here to view photos & full property details!

POSTCARD BACK (Address Side)

Header: Pick Your New Neighbor at 5100 Village Way!

Short Supporting Copy: A new home just hit the market on your street. Help us choose your next great neighbor by sharing this property with your friends and family.

Primary Call to Action: Visit [Insert Website URL] or scan the QR code to take a digital walkthrough today!

Agent Contact Info Block:

Shannon Stevenson | LPT Realty

Phone: 615-979-7986

Email: Shannonstevensonhomes@gmail.com

SCENARIO 2: JUST SOLD

POSTCARD FRONT

Main Headline: WE JUST SOLD ANOTHER NASHVILLE HOME!

Neighbor Hook Sub-headline: 5100 Village Way is officially off the market! Curious what this means for your home?

The Proof: High buyer demand created strong market interest in your immediate neighborhood!

Front Call to Action: Scan here to see your instant home value!

POSTCARD BACK (Address Side)

Header: Neighborhood Home Values Are Moving Fast!

Short Supporting Copy: Buyer demand remains strong in our area. Recent sales directly impact what buyers are willing to pay for your home today.

Primary Call to Action: Visit [Insert Website URL] or scan the QR code to get your free home value report!

Agent Contact Info Block:

Shannon Stevenson | LPT Realty

Phone: 615-979-7986

Email: Shannonstevensonhomes@gmail.com

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Kenneth Purdom - Founder

Cell: 615-310-7171

Orders/Inquiries: support@realestatephotographerpro.com

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