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3. THE TOPOGRAPHIC DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AND IS BASED ON THE 1988 NORTH AMERICAN HORIZONTAL DATUM (NAD83).

4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS.

5. THE PROPERTY SHOWN HEREON IS SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY AND IMPROVEMENTS.

6. THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS CRITICAL LOT WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO HIGH LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR.

7.) THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 4703702229 H ON THE FLOOD INSURANCE RATE MAPS FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE (MAPS DATED APRIL 5, 2017).

APPROVAL WILL BE BASED UPON CARE TO MINIMIZE BOTH LOT AREAS SUBJECT TO GRADING AND THE AMOUNT OF

NO CORNERS WERE SET OR RESET AT THE TIME OF THIS AS-BUILT FOR ADDITION.



\$497,000

## 2119 COURTNEY AVE, NASHVILLE, TN, US, 37218

<https://thecottagerealty.com>

A land development deal in RED HOT Bordeaux with an existing cash flowing rental with tenant in place! Discover this prime real estate opportunity at 2119 Courtney Ave! Featuring a 1,492 sqft brick home with 3 bedrooms and 2 bathrooms, currently rented for \$1,500/month. This property is zoned Rm15 A-NS and READY TO RECEIVE 5 [...]

- 3 beds
- 2 baths
- Residential
- Horizontal Property Regime - Attached
- Active
- 1392 sq ft

## Building Details

**ParkingTotal:** 5

**Heating:** Forced Air

**Exterior material:** Brick, Fiber Cement

**NewConstructionYN:** No

**Basement:** Other

**Parking:** Concrete





# Amenities & Features

**Waterfront available:** No  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No  
**Utilities:** Water Available

**GarageYN:** No  
**FireplaceYN:** No  
**Cooling:** Central Air

