

Single Family Residence

RESIDENTIAL

6449 RIVERPLACE DR

NASHVILLE, TN 37221

\$943,434 TopHap Estimate · \$189 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

4,984 ft²

LIVING AREA

0.44 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$943K

\$891K low

\$996K high

Last Sale

\$515,000 · Feb 3, 2020

Est. Owner Equity

\$943,434

TAX & ASSESSMENT

Property Tax	\$6,626 (2025)
Assessed Value	\$238,175
Previous Assessed	\$162,350
Assessor Market Value	\$952,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Davidson
Lot (acres)	0.44
Heating	None
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 342 ft²

Porch · 223 ft²

CLIMATE RISK

1 FLOOD	20 WILDFIRE	88 HEAT	86 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2020	Resale	Warranty Deed	\$515,000	\$103	
Oct 11, 2019	Quitclaim	Quit Claim Transfer			
Sep 19, 2019	Non-arms-length	Trustees Deed	\$403,200	\$81	
Jun 27, 2017	Quitclaim	Quit Claim Transfer			\$392K
Jun 25, 2014	Resale	Warranty Deed	\$399,900	\$80	\$400K
May 29, 2009	Quitclaim	Quit Claim Transfer			
May 29, 2009	Resale	Warranty Deed	\$375,000	\$75	\$300K
Jan 5, 2007	Quitclaim	Quit Claim Transfer			
Aug 11, 2003	Resale	Grant Deed	\$416,310	\$84	\$80K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
James Lawson High School	High	9–12	2.9 mi
Gower Elementary School	Elementary	KG–5	4.9 mi
H. G. Hill Middle School	Middle	6–8	7.8 mi

District: Nashville-Davidson County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 37221

58 CRIME INDEX	107 AIR POLLUTION	42,720 POPULATION	\$100K MEDIAN IN-COME	58°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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