

5409 Cochran Drive

A Brief History

From Book One at the Nashville Registrar of Deeds: A land grant from the governor of North Carolina to the Hill family. Tennessee was not yet a state.

The present farm house was built in 1835, making it one of the oldest homes in Nashville. At the time, it was two structures – the main house and a detached kitchen. The farm extended as far as Edmonson Pike and, of course, Hill Road. The newel post was carved from a tree on the property.

Around 1950 Carmack Cochran bought the property from the Hill family. Cochran was an attorney who headed the commission that drafted the Metro Charter. The Cochrans completely gutted the house, taking it down to the studs. This allowed them to install modern copper plumbing, electrical wiring and HVAC ductwork behind wood paneling and sheetrock. Every door and window was replaced. No original plaster and lath remains. The kitchen was connected to the main house, adding the back stairs and downstairs bathroom. Cochran realized the quality of the original construction and complemented it with over-the-top touches such as installing a steel I beam where a wall was removed to enlarge the living room. The result is a perfectly level ceiling. You'll notice that the three fireplaces have fire brick. That wasn't available when the original house was built. Cochran had all three chimneys rebuilt. One of Cochran's two daughters still lives up the street on Cochran Drive. She has remarkable photos of the home from the 1950s.

In 2002 Curt Hahn, a filmmaker and founder of Nashville's Film House, bought the house from the developer of Aberdeen Woods, becoming just the third family to own the property. In addition to filming parts of two of his movies at the house, Hahn gradually undertook a complete restoration, removing three walls, adding the screen porch and replacing the kitchen and all three bathrooms.

Additional improvements made during his ownership include:

\$26,000 worth of Solar Panels that generate over \$1,600/year in electricity

32 trees planted

35 windows replaced with Pella double pane Low-E energy-efficient, fold-in-to-clean windows

Leaf Guard gutters recently installed

New roof

Entire exterior recently painted with Sherwin Williams Duration (\$79/gallon – lifetime warranty)

Two high-efficiency, super-quiet HVAC systems (up and downstairs), downstairs installed 1/29/18

High-efficiency water heater

Water-conserving toilets recently installed

High-efficiency LED lighting

TVA energy audit and installation of extra attic insulation

ADS home security system with key fobs

House wired for speaker system and home theater

Huge garage attic constructed, providing huge unheated storage space

Custom-built cabinets

Super-quiet dishwasher

Concrete patio

Raised-bed garden with strawberry patch

Electrical for spa hot tub

