



*The*  
**MODERNEST**  
— F A M I L Y —

BUILDING MORE THAN PROPERTIES. BUILDING A LIFE THAT MATTERS.

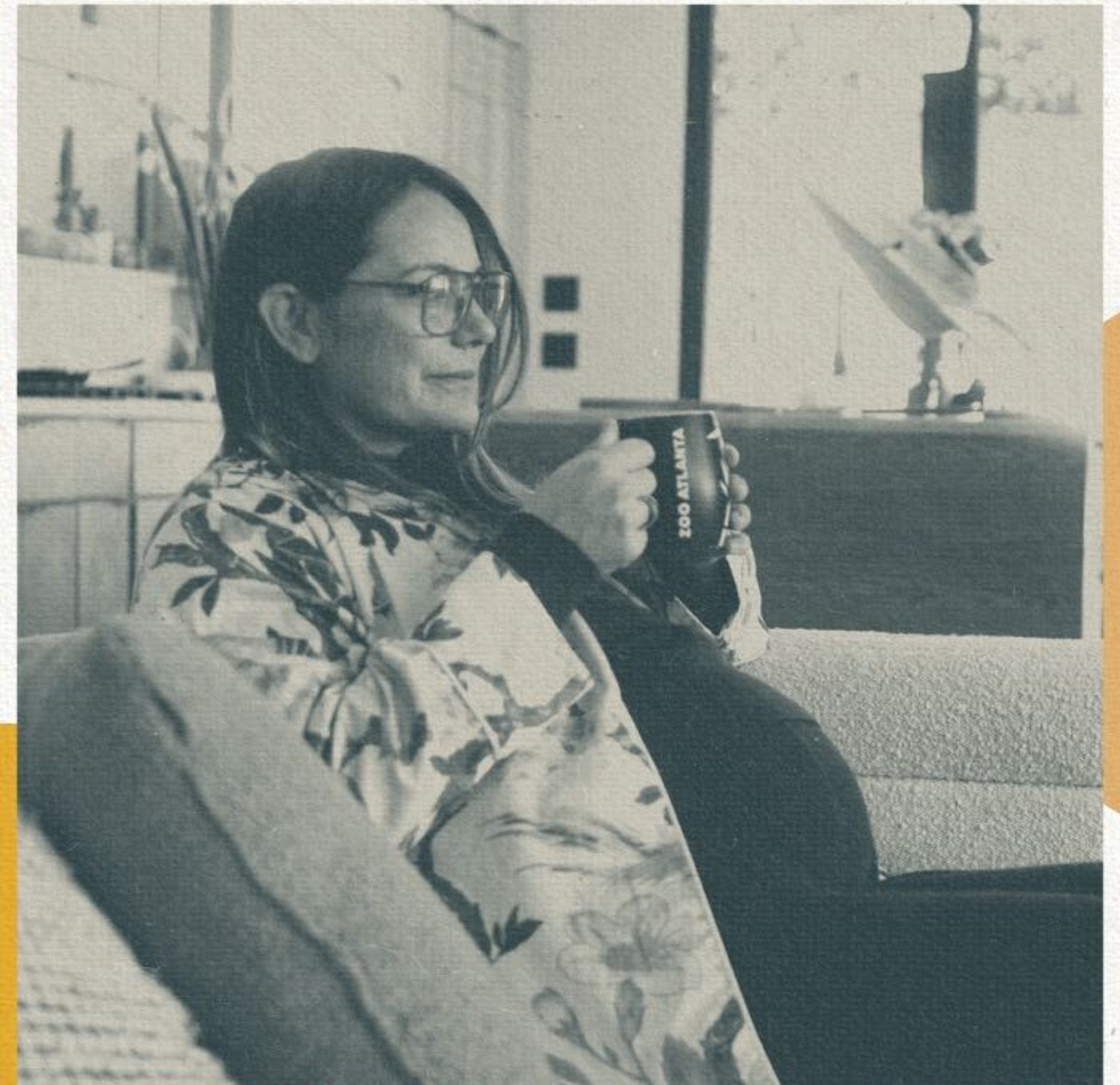
# CONCEPT

The ModerNest Family is a cinematic docu-series following Meg and Stephen Epstein as they build a booming Nashville real-estate empire while raising a growing family.

At the center of the series is Meg — a driven CEO, wife, and mother navigating the tension between ambition, motherhood, partnership, and legacy in modern America.

Set against Nashville's explosive growth and the launch of the ModerNest brand, the series blends high-stakes business with deeply personal storytelling.

Fixer Upper meets Chef's Table with the emotional honesty of a premium documentary series.



# WHY NOW

Audiences are craving emotionally grounded nonfiction storytelling that feels authentic rather than manufactured.

The ModerNest Family sits at the intersection of:

- aspirational lifestyle content
- family-centered entrepreneurship
- modern motherhood
- authentic relationships
- high-stakes real estate

Meg Epstein represents a new kind of female lead: ambitious, vulnerable, successful, and honest about the cost of building both a business and a family.

# SEASON 1

- A race to fund a flagship development while Meg raises four children under the age of 2.
- Balancing motherhood with high-pressure real estate deals.
- Launching the ModerNest luxury condo brand.
- Nashville's explosive real estate boom.
- Building legacy without losing family.



# CONCEPT



## Meg Epstein

Meg Epstein has developed an entire block in the heart of Nashville's hottest neighborhood, won Entrepreneur of the Year, and is now launching Modernest — a first-of-its-kind short-term rental condo brand built to give everyday people a shot at the American Dream. She is doing all of this with four kids under two — two adopted, two biological — and a newborn on her chest. For Meg, the boardroom and the nursery aren't separate worlds. They never have been.




## Stephen Epstein

At Meg's side is Stephen, the vision behind CA South's growth — a land scout, brand builder, and storyteller who has helped turn Meg's developments into a recognizable force across Nashville's real estate landscape. His charm and curiosity give the show its discovery energy, and his quiet belief in Meg's vision is the steady force behind everything CA South is building.



## The Village

But they're far from alone. A colorful cast surrounds them — contractors, team members, social media managers, nannies, architects, interior designers — each one playing a vital role in keeping the family, the business, and the whole beautifully chaotic operation afloat.

A woman with long dark hair, wearing a dark jacket over a white turtleneck, is looking upwards with a thoughtful expression. In the background, a large, multi-story building with many windows is visible at night, illuminated from within. The overall scene is dimly lit, with a warm, golden-brown color palette.

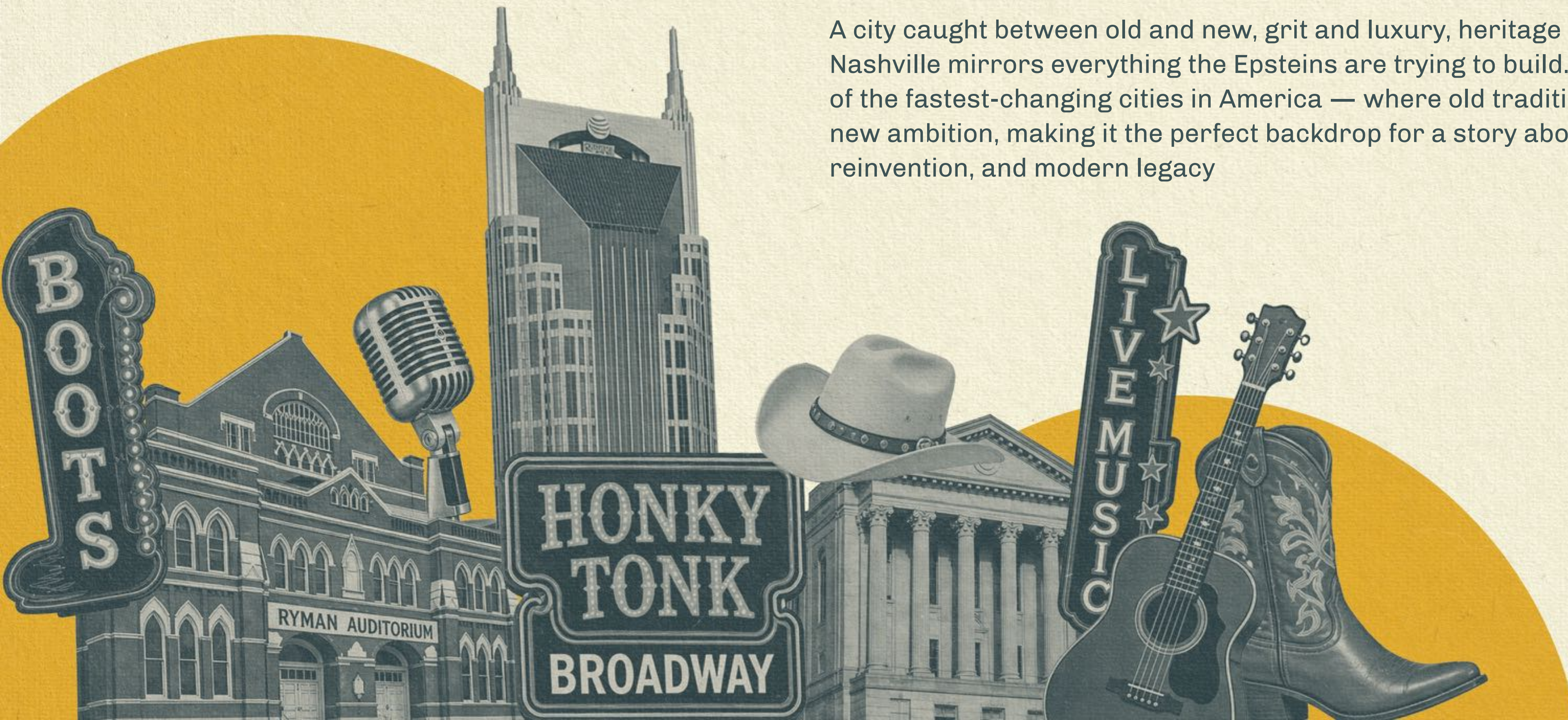
“I want to break this idea that you have to either work really hard and build a legacy, or be a present parent. I think both are possible.”

— Meg Epstein

# WHY NASHVILLE

Nashville is more than a backdrop — it's a character.

A city caught between old and new, grit and luxury, heritage and reinvention, Nashville mirrors everything the Epsteins are trying to build. Nashville is one of the fastest-changing cities in America — where old tradition collides with new ambition, making it the perfect backdrop for a story about family, reinvention, and modern legacy



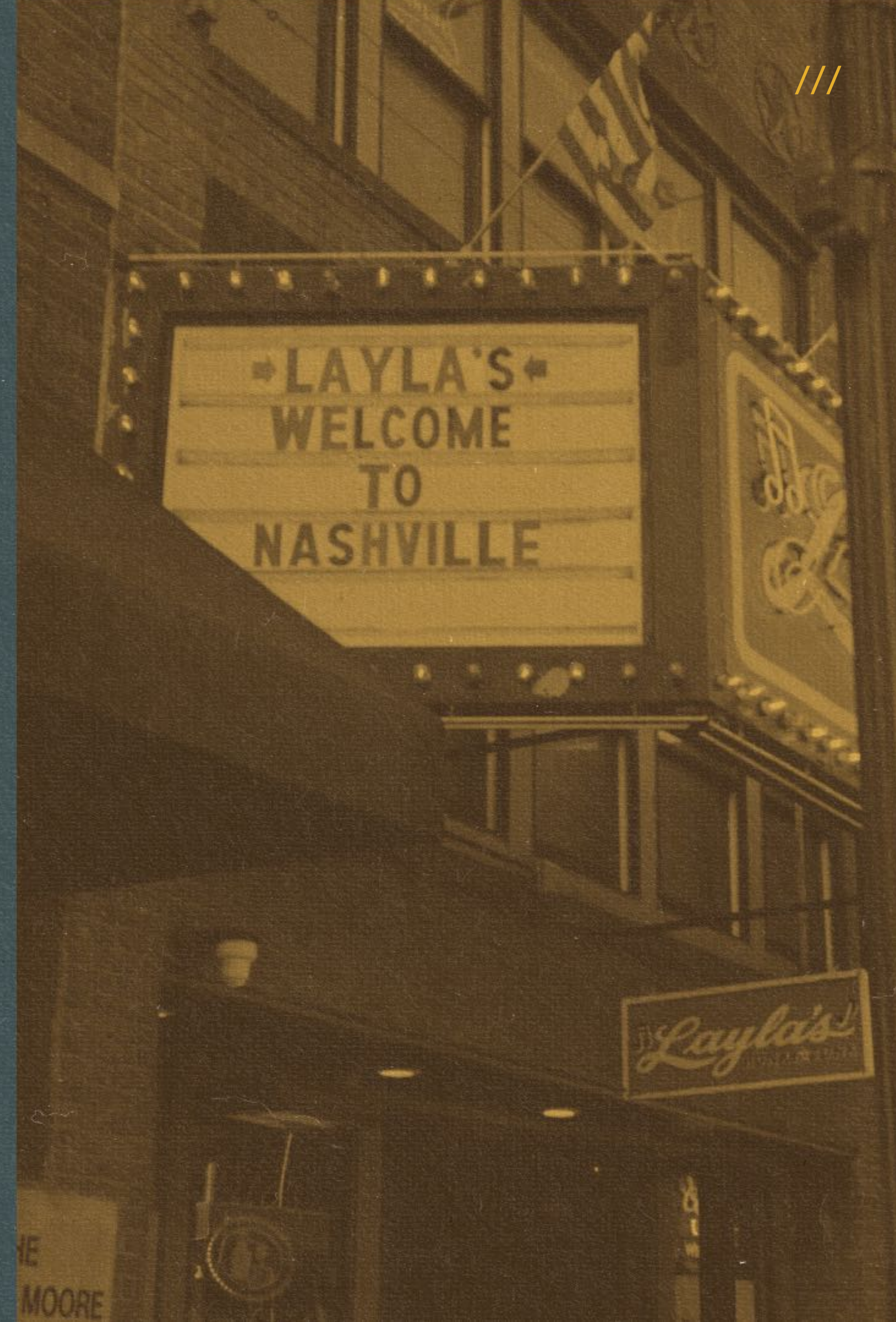
# VISUAL LANGUAGE

Shot on Sony FX3 cameras with Zeiss CP.3 lenses and ProMist filters, the series combines cinematic beauty with documentary intimacy.

The camera is patient, observational, and emotionally grounded.

Visual references include:

- *Chef's Table*
- *Abstract: The Art of Design*
- *Magnolia Network* aesthetics





*Kristin & Bobby Palmer*  
HOMEOWNERS

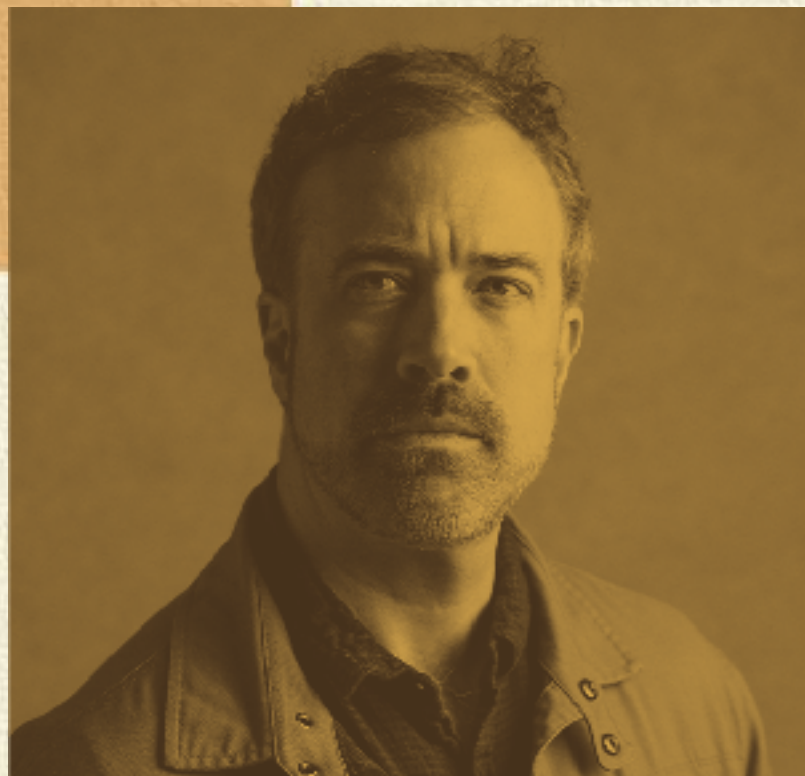


# THE TEAM



## Aaron David Thomas

Aaron David Thomas is a director and creative producer known for cinematic, emotionally grounded storytelling that blends documentary authenticity with elevated visual style. With experience across television, branded content, documentaries, and live productions, his work often explores the intersection of ambition, family, faith, and culture.



## Brandon Vestal

Brandon Vestal is a Nashville-based filmmaker and editor dedicated to preserving the stories that time tends to forget. His work in documentary has helped bring multiple award-winning films to life, culminating in his recent Opryland USA documentary, which earned Best Tennessee Feature.

Alongside his documentary work, Brandon partners with leading organizations—including Bridgestone, the YMCA, Journeys, and Interstate Batteries—to produce compelling corporate and live event films across the country. Whether working on stage or in the edit suite, he is driven by a belief that the most meaningful stories are often found in life's quieter, less-documented moments—and that those moments deserve to endure.



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