

ABSOLUTE AUCTION

Thursday
April 28, 2022
6:00 PM

6431 SIMMONS BLUFF ROAD, LEBANON, TN 37090

Directions: From I-40 take Exit-239 towards Watertown, south on Sparta Pike, travel .5 mile, turn right on Maddox-Simpson Parkway, .5 mile, turn left onto TN-266S-Cainsville Road, 11.2 miles, turn right onto Simmons Bluff Road, .9 mile, property will be on the right. Watch for signs!!!

ANTEBELLUM FARM HOUSE HISTORIC PRESERVATION PROJECT



Here is a chance to own a Piece of History.

Two Story Antebellum Farm House sitting on 4 Acres with 600 feet road frontage.
Great Historic Preservation Project with many period correct details still in the home.
Over 2300 square feet, 2 fireplaces.

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

Being sold under the Final Decree of Divorce filed in the Circuit Court of Wilson County, Tennessee, in the matter of Katherine Anne Arrington vs. Matthew Stephen Arrington, Docket No. 2020-DC-427, Millie Sloan, Clerk & Master/Special Commissioner & Receiver.

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2022 property taxes will be prorated to date of deed; possession given with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date. BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



615.444.0909

www.AgeeAndJohnson.com