

ABSOLUTE AUCTION

**Saturday
March 5, 2022
10:00 AM**

304 STROUD DRIVE, LEBANON, TN 37087

Directions: From Historic Lebanon Square, travel north on North Cumberland Street/231-N for 1.5 miles, turn right on Teneer Drive, turn right on Stroud Drive. Watch for signs!!!

**SINGLE LEVEL LIVING • 3 BEDROOM, 2 BATH HOME
NEAT / CLEAN HOME - ONE OWNER**



Ranch Style, Single Level Living. 3 bedroom, 2 bath home with 1244 sq. ft. +/- Home constructed in 1998. This home features Kitchen-Dining Room Combination, Living Room with Trey Ceiling and hardwood floors, Owners Suite, Utility Room. Bedrooms have carpet, covered front porch, back deck and 1-car garage.

HOME IS NEAT & CLEAN

PERSONAL PROPERTY

Selling For Cash or Good Check Sale Date

PERSONAL PROPERTY: Linens • Pots, Pans, Kitchen Utensils • Toaster Oven • Day Bed • Recliner-La-z-boy • Pine bedroom suite-4 piece • Microwave Oven • Lane Cedar Chest • Jewelry Chest • Upholstered Chair & Ottoman • Upholstered Couch • TV Console • Country Bench • Round Glass Top Table • Wooden Porch Rocker • Dining Table-6 Chairs • Oak Corner China Cabinet • Whirlpool Washer & Dryer • Cracker Barrel Rocking Chair • Metal Bench • Pictures & Frames

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

Shirley Hudson - Owner

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 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2022 property taxes; give possession with deed.

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