

CHANCERY COURT AUCTION

**Thursday
April 6, 2023
6:00 PM**

4617 BROWN LEAF DRIVE, OLD HICKORY, TN 37138

Directions: From I-40 take Exit-226 TN-171 N, 4.3 miles, turn left on Lebanon Road, 3.2 miles, turn right on Grandview Drive, .4 mile, turn left on Brookside Drive, .6 mile, turn right on Brown Leaf Drive. Watch for signs!!!

2 STORY BRICK & VINYL HOME HUNTERS CROSSING AT LANGFORD FARMS



RENOVATION READY!

3 Bedroom, 2 Bath Brick and Vinyl House, includes Living Room with fireplace, Kitchen with built-in cabinets, tile floor. All Bedrooms are on Main Floor. Bonus Room above single car garage. Nice Back Yard with Wooden Deck.

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

*Being sold under order of Chancery Court of Wilson County, Tennessee, Case No. 2022-CV-189,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction*

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

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; 2023 property taxes will be prorated to date of deed; possession given 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