

# ABSOLUTE AUCTION

Thursday  
April 20, 2023  
6:00 PM

**224 BONNARIDGE DRIVE, HERMITAGE, TN 37076**

Directions: From I-40 Exit 221 Old Hickory Blvd/TN-45 toward Hermitage, 3 miles, left on Lebanon Pike, .5 mile, turn right on Jacksonian Drive, .3 mile, turn right on Bonnacreek Drive, turn left on Bonnaridge Drive. Watch for signs!!!

**3 BEDROOM BRICK HOME  
FENCED BACK YARD • FINISHED BASEMENT**



**NEAT, CLEAN 3 BEDROOM • 2.5 BATH HOME**  
**Approximately 2562 sq. ft. Under Roof**

Living Room, Dining Room with original Hardwood Flooring, Eat-In Kitchen with Stainless Steel Appliances, Built-In Cabinets, and tons of storage. 2 Bedrooms, 1.5 Baths upstairs. Downstairs, 1 Bedroom, 1 Bath, Den with Built-In Desk, Bay Window, Flex Space on 4th Bedroom, plus Oversized Multi-Function Utility Room that could also be an exercise room. Walk Out Basement has own private entrances, easily converted to Inlaw Suite.

**IDEAL HOME OR INVESTMENT PROPERTY**  
**Close To BNA And Downtown Nashville**

**Call Harry Bennett at 615-804-5527 For Further Information**  
**Helen Benedict - Executor**

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

**TITLE:** Seller will furnish warranty deed; prorate 2023 property taxes; give possession 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

**AJ** **AGEE &  
JOHNSON**  
REALTY AND AUCTION, INC.  
YOUR COMMUNITY'S TRUSTED  
REALTY AND AUCTION COMPANY

**615.444.0909**

**www.AgeeAndJohnson.com**