

**ONLINE AUCTION
CAR WASH
LOCATED 3620 ANDERSON ROAD, NASHVILLE, TN 37217
SELLING AT ONLINE AUCTION SEPTEMBER 30, 2021 @8:00 P.M.-SOFT CLOSE**

TERMS, CONDITIONS, AND ANNOUNCEMENTS MADE SALE DATE

AGENCY DISCLOSURE: Agee & Johnson Realty & Auction, represent the sellers of this property.

CLOSING ATTORNEYS: Rochelle, McCulloch & Aulds, Lebanon, TN, Phone 615-444-1433, will prepare deed and other necessary documents for closing.

TERMS: Cash at closing.

SALE DATE TERMS: Pay 20% nonrefundable deposit, sign purchase contract within 24 hours of bidding close, Entire balance due upon delivery of deed. Cashier's checks will be required on any balance of funds due at closing.

EXTRA COSTS: Buyer will pay half Attorney's closing fee, recording fee for deed, and trust deed (if applicable), plus any fees associated with financing.

TITLE: Sellers will furnish warranty deed and Title Insurance policy with normal exceptions.

TAXES: The 2021 property taxes will be prorated to date of deed.

CLOSING: Will be held as soon as Deed is prepared, executed, and ready for delivery. Sale to be closed on or before November 1, 2021.

POSSESSION: Date of Deed.

SELLING SUBJECT TO:

- 1) Title is vested in Kevin Feldman, unmarried, and Kristen Hoots Feldman, unmarried, by deed of record in Instrument No. 20200908-0102109, R.O.D.C., TN. Being Lot 2 on the Final Plat of Priest Lake Park, Section Six, of record in Plat Book 6900, Page 463 and amended in Plat Book 6900, Page 636, R.O.D.C., TN.
- 2) All Davidson County Environmental rules and regulations.
- 3) All Davidson County Stormwater rules and regulations.
- 4) Subject to any and all matters as shown on plat of record in Plat Book 6900, Page 463, as amended in Plat Book 6900, Page 636, R.O.D.C., TN.
- 5) All public utility and private easements and rights-of-ways shown of record, as well as those found upon inspection of the premises.
- 6) Property is Zoned R10 with Commercial PUD Overlay.
- 7) All real estate is being sold and purchased **"AS IS"** without any warranties or representations as to fitness, use, habitability, merchantability, condition, age, shape, size, quality, quantity, environmental impact, conditions or hazards, condition of septic system & wells or subsurface conditions being expressed by seller (s) or their agent (s).
- 8) No purchase shall be contingent on financing, appraisals, or any buyer contingencies.
- 9) All printed and verbal announcements made sale date.
- 10) Auctioneers reserve the right to settle any disputes or misunderstandings in regard to the bidding.

RESERVATIONS, CHANGES, ADDITIONAL ANNOUNCEMENTS:

Selling subject to Seller Confirmation.

SALE METHOD AND PROCEDURE:

1. Property will sell by the dollar to the highest bidder.
2. 10 % Buyers Premium will be added to the final bid to establish contract amount.

THESE TERMS, CONDITIONS, AND ANNOUNCEMENTS TAKE PRECEDENCE OVER ANY OTHER ADVERTISING IN CIRCULARS, PAPER, ETC. ALL ABOVE INFORMATION BELIEVED TO BE CORRECT, HOWEVER, NOT WARRANTED OR GUARANTEED.

We appreciate you attending this auction!

Agee & Johnson Realty & Auction
728 West Main Street
Lebanon, TN 37087
615-444-0909

Jim Agee
Harry Bennett

Jay White
Phil Bryant

Clay Sanders
Hayden White