

REAL ESTATE AUCTION

TUESDAY, APRIL 20, 2021 @ 1:00PM

!!MUSIC ROW!! (PREVIEW @ 11:00AM)

1220 17TH AVENUE S., NASHVILLE, TN 37212

www.musiccityauction.net



****REALTOR FRIENDLY AUCTION****

Fantastic Opportunity for an Iconic Music Row Property in Nashville, TN! Sitting on a 55 X 152 Lot (.18AC) is a 9-Room, 1.5 story Home (4BR/2BA) with full basement. Suitable for Home Ownership or Commercial Redevelopment! Extremely rare generational opportunity! One owner since 1943! Believed to be one of the last properties in the Music Row area to become available from the original owner! This is a "Realtor Friendly" Auction!

Ten Percent (10%) in the form of non-refundable earnest money is required on the Day of the Sale. Balance Due at Closing on or Before 10 Business Days following the auction. Taxes prorated, Possession with Deed. Seller will provide Buyer(s) with Title Insurance. Potential Buyer(s) will be allowed 2 weeks prior to auction to have property inspected at their expense, including for Lead Base Paint if applicable. Property is sold "AS IS, WHERE IS" with No Warranties Expressed or Implied. The Sale of this Property is Not Subject to Financing or Buyer's ability to secure a loan. A Ten Percent (10%) Buyer's Premium will be added to the Final Bid to determine the Total Sale Price. Disclaimer: All announcements made Day of Sale take precedence over any and all previous written, oral, or electronic announcements or advertising. Auctioneer's Note: **This is a Realtor Friendly Auction. Realtors that properly pre-register their Buyer Clients will receive a 2% Net Commission.** TN FIRM #6128, TN RE FIRM #263160

AUCTIONEER DAVID ALLEN (#5600) 615-335-6261

AUCTIONEER DAVID GILLIAM (#4941) 615-506-9353



An Affiliation with Major Brokers Realty