

# ABSOLUTE AUCTION

**THURSDAY**  
**May 9, 2024**  
**6:00 PM**

**107 TEN THROW DRIVE, LEBANON, TN 37087**

Directions: From Historic Lebanon Square, travel south on South Cumberland Street, 1.5 miles, turn right onto Holloway Drive, turn left onto Piedmont Drive, .2 mile, turn left onto Quita Circle, .2 mile, turn right onto Ten Throw Drive. Watch for signs!!!

**— BRICK RANCH HOUSE —**  
**4 BEDROOMS • 2 FULL BATHS**



## **SINGLE LEVEL BRICK RANCH CONVENIENT LOCATION**

Featuring 4 Bedrooms, 2 Full Baths, with New Flooring. Kitchen features Built-in Cabinets, lots of Bright Bright Light and Windows. Large Living Room / Dining Room Combination. Level Lot with Mature Trees. Per tax records home is 1625 sq. ft. sitting on .37 Acre.

**Well Maintained • Recent Updates**

**IDEAL FOR FIRST TIME HOME OWNER • INVESTOR**

**Call Jay White at 615-308-4421 or 615-444-0909 For Further Information**  
**Owners - Roy & Tammy Shrum**

**FINANCING:** Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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 2024 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  
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**615.444.0909**

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