

# ABSOLUTE AUCTION

**Saturday  
May 11, 2024  
10:00 AM**

**717 & 719 N. GREENWOOD EXT., LEBANON, TN 37087**

Directions: From Historic Lebanon Square, travel north on North Cumberland Street, .5 mile, turn left onto Coles Ferry Pike, .3 mile, turn right onto N. Greenwood Extension. Watch for signs!!!

**2 PROPERTIES • 1 LOCATION  
GREAT INVESTMENT OPPORTUNITY**



**LOCATION • LOCATION • LOCATION**

**717 N. Greenwood Ext. - 2 Bedroom • 1 Bath**

**Garage and Workshop • Lot Size 60 x 128.9 Per Tax Records**

**719 N. Greenwood Ext. - 2 Bedroom • 1 Bath**

**Storage Building and Carport • Lot Size 60 x 127.4 Irr Per Tax Records**

**HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS  
OPPORTUNITY IS KNOCKING**

**Call Pruitt Jones at 615-927-1667 For Further Information**

**Estate of Robert and Elizabeth Wauford**

**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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