

## Absolute Auction- Live Onsite

**3 BR 2 Bath Brick Home on 85x125 Lot**

**119 Tedder Blvd Smyrna TN. 37167**

**Thursday October 2<sup>nd</sup> at 11:00 AM.**

For More Photos and Complete Auction Terms Click [HERE](#)



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| <b>Date:</b>                      | <b>Thursday Oct. 2<sup>nd</sup> at 11:00 AM (Registration begins at 9:30 AM, bidding begins at 11:00 AM)</b>   |
| <b>Inspection Time:</b>           | Property may be viewed on Auction date from 9:30 AM until Close of Auction   |
| <b>Location &amp; Directions:</b> | <b>119 Tedder Blvd Smyrna TN. 37167</b><br><b>From downtown Nashville take I-24 E to Exit 66 B (Sam Ridley Pkwy) to R on Old Nashville Pike. R on Rocky Fork Rd. Left on Tedder. Home will be on the Left.</b> |

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| <p><b>Description:</b></p>           | <p><b>This is a Rare Find* Great 3 BR Home* 2 Full Baths*Beautiful Neighborhood*Awesome School District*Nice Open and Flowing Living Room and Kitchen*Brick Fireplace*2 Car Attached Garage* Paved Driveway*</b><br/> <b>*On level 85x125 Lot*</b><br/> <b>Properties Like This Don't Come Along at Absolute Auction Often.</b><br/> <b>So Don't Miss This Sale!</b><br/> <b>This is your chance to own Prime Property and Buy at YOUR PRICE!</b><br/> <b>Just Think of the Possibilities! Make Plans NOW to BE THERE!</b><br/> <u><b>Preview the inside beginning at 9:30 AM on the day of the Auction.</b></u></p>   |
| <p><b>Terms:</b></p>                 | <p><b>Auction Terms:</b> 10% Buyer's Premium to be added to the final bid to establish the purchase price. The successful bidder will be required to put down a 10% (of the Purchase Price) NON-REFUNDABLE deposit and sign a sales contract with all pertinent addenda. Balance will be due at closing on or before November 4th, 2025. Make all financial arrangements prior to the sale as we are selling for CASH with NO Contingencies. The seller will provide a general warranty deed and insured title.</p> <p>Att: Realtors: A 2% (of the bid amount) Referral will be offered to a properly licensed Realtor who pre-registers the successful bidder <u>at least 24 hours in advance and is present at the sale.</u> <b><u>NO EXCEPTIONS!</u></b> Registration form at: <a href="https://timbrewer.com/default.asp.pg-ForRealtors">https://timbrewer.com/default.asp.pg-ForRealtors</a>.</p> <p>Announcements made day of sale take precedence over printed and internet material.</p> |
| <p><b>Referring Agent:</b></p>       | <p>Jim Sellers Crye-Leike Smyrna</p>   |
| <p><b>For More Info Contact:</b></p> | <p><b>Tim Brewer Master Auctioneer, CRS, GRI, SRES, C2EX, VP</b><br/> <b>383 E Main St. Suite 100 Hendersonville TN. 37075</b><br/> <b>Direct Line: 615-424-9711 Office: 615-824-8008 Ext. 11101</b></p> <p><a href="mailto:Tim@TimBrewer.com">Tim@TimBrewer.com</a></p> <p><b><u>Click Here</u> for more information and photos</b></p>   |

*All announcements made on auction day take precedence over printed material. Information deemed reliable, but not guaranteed.*  
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