

# Absolute REAL ESTATE AUCTION

SUNDAY, SEPTEMBER 24, 2023

@ 2 PM

326 JEB STUART DR  
FRANKLIN, TN 37069

**DIRECTIONS:** Cool Springs: Moores Ln West; cross Franklin Rd-becomes Lynnwood-becomes Berrys Chapel; R Hillsboro(431); Right on General NB Forrest, left on Jeb Stuart. From N'ville Hillsboro Rd So., Left 1st Battlewood entrance Gen. J.B. Hood Dr. R on Jeb Stuart.

**PUBLIC  
PREVIEW  
DATES:**

Saturday  
September 16th  
From 2-4 PM

& Sunday  
September 24th  
From 12-2 PM

**SCHOOL DISTRICT:**



**ABOUT THE REAL ESTATE:** Remodel or tear down & build a new home on this large & private 1.3+/- acre homesite, surround by mature trees. This home is on sewer, not septic, giving you easier options for renovating. 3BR/2BA's upstairs, formal living & dining room, eat-in kitchen connecting to den & attached oversized deck. Downstairs features a bonus area, 2BR's & a full BA with connecting 2 car garage. Convenient to downtown Franklin & easy access to Old Hickory Blvd & I-65.



**AUCTION HELD ON SITE!**  
**REAL ESTATE SELLS ABSOLUTE AT 2PM!**

615-674-0535 | 800-380-4318

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**REAL ESTATE TERMS:** 10% Deposit Down Day Of Sale Balance In 30 Days. A 10% Buyer's Premium Will Be Added To The Final Bid & Included In The Contract Price. Make Inspections Prior To Date Of Sale.



**MICHAEL HARRIS**  
PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER  
TL# 5624 | TN Broker# 280718  
KL# 252972 | KY Broker# 198374  
Your Professional Auctioneers



**NICK SHUFORD**  
TN BROKER / PARTNER  
AUCTIONEER  
TN Broker for the Shuford Group  
TL# 7240 / LIC# 315937



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