

# REAL ESTATE AUCTION



**Thursday, April 24<sup>TH</sup> @ 6 PM**  
**2309 Glennridge Road • Columbia, TN 38401**

**PUBLIC PREVIEW DATES:** Saturday, April 19th from 2:00-4:00 PM  
and Thursday, April 24th from 4:00-6:00 PM



## DIRECTIONS:

From Saturn Pkwy, travel South on Hwy 31 (Nashville Highway) and turn left on Harlan Rd. Right on Glennridge Rd. Home is on the left.

## ABOUT THE REAL ESTATE:

This beautifully maintained, single-level 3 bedroom, 2 bathroom home sits on a flat, usable 1± acre lot in a no-HOA community, offering privacy and ample space. The thoughtfully cared-for interior features a spacious living room that seamlessly connects to a large kitchen with an eat-in area, opening onto a deck—perfect for entertaining.

A versatile office or formal dining room with French doors provides flexible space to suit your needs. On one side of the home, two secondary bedrooms are conveniently located near a full bathroom, while the expansive primary suite boasts a large en-suite bathroom with a separate shower, bathtub, and a generous walk-in closet.

A bonus room above the garage offers additional space that can be used as a bedroom, office, or playroom. The property also includes a 2-car side-entry garage, enhancing both functionality and curb appeal.

With its well-maintained interior and spacious lot, this home offers comfort, potential, and endless possibilities for outdoor activities or future expansion.

Opportunities like this are rare—don't miss your chance! Visit our website for more details and make plans to attend and bid on this exceptional property.



**615-674-0535 | 800-380-4318**

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## PERSONAL PROPERTY - INDOOR & OUTDOOR FURNITURE:



Mahogany Queen Anne Antique Sideboard, Antique Full Size Jenny Lind Spool Bed American Victorian Era, Queen Size Bed w/Metal Frame, Cherry Dresser w/ Mirror, 2 Floor Candelabras - Wrought Iron, Cherry China Cabinet - Lighted, Black Rocker & Ottoman, Art Deco Waterfall Dresser, Black Side Board Table, Schwinn 205p Recumbent Exercise Bike, Computer Desk w/Hutch, Plaid Sofa Loveseat, Wrought Iron Patio Table w/4 Chairs, Chair-Broil 2-Burner Gas Grill w/Propane Tank

**REAL ESTATE TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 10% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Make Inspections Prior To Date Of Sale. **PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.



IN PARTNERSHIP WITH

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**NICK SHUFORD**

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