

*Opportunity knocks in one of Nashville's most sought-after neighborhoods*

# REAL ESTATE AUCTION

Thursday, September 11th, 2025 @ 2:00 PM

906 Percy Warner Blvd, Nashville, TN 37205

**HARRIS**  
Real Estate & Auction



**PUBLIC  
PREVIEW:**  
Auction Day  
Sept. 11th  
12pm-2pm

**Just steps from Cheekwood and Percy Warner Park, and minutes to Belle Meade, West Meade, and all the shopping, dining, and entertainment you could need!**

This stunning, move-in-ready ranch offers 3 bedrooms, 2 bathrooms, and 2,478 square feet of beautifully upgraded living space. Set on a 0.430-acre lot, this home is perfect for those seeking convenience and comfort in a prime location.

*This home has been completely transformed with over \$100,000 in upgrades, including:*

- A total kitchen and living room renovation with an open, light-filled layout
- Fully remodeled primary and hall bathrooms
- Encapsulated crawl space with an interior French drain system and 2 new sump pumps (2025, \$17K investment)
- Backyard French drain (\$5K)

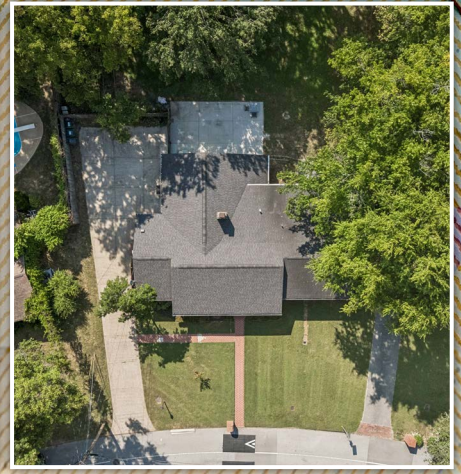
- Extended concrete patio, ideal for outdoor entertaining
- Newer roof with new decking (\$25K)
- Fresh, whole-home interior paint (\$7K)
- Plush new carpet in the bonus area (\$2K)

***The large, fenced backyard with mature trees offers plenty of privacy and space to enjoy. Plus, there's NO HOA!***

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

**[harrisauctions.com](https://harrisauctions.com)**





## AFTER THE REAL ESTATE AUCTION, PERSONAL PROPERTY WILL ALSO BE SOLD, INCLUDING:



- Cub Cadet XT1 LT42 Riding Lawn Mower - Model #: 12A6A9CS056 | Serial #: 1G140H40346
- Craftsman 2800 PSI Gas Pressure Washer
- Ryobi S430 4-Cycle Gas String Trimmer • Ryobi 17" - 2-Cycle Gas String Trimmer (31cc) • Husqvarna 128CD Gas Curved Shaft String Trimmer
- WORX 14" Electric Chainsaw • Shop-Vac (Electric) • Brinly 40" Tow-Behind Plug Lawn Aerator

**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.

**MICHAEL HARRIS**

PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER

TL# 5624 | TN Broker# 280718  
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**NICK SHUFORD**

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