



NOTICE OF SALE **OF REAL PROPERTY**

BARBARA ANN NADIN: THE ESTATE OF:

CIVIL ACTION NO: 2019-PA-6

By the authority granted by an "ORDER" filed in the above styled Estate, and entered of record in Probate Minute Book: 044, Page: 381, I will on Saturday, June 27, 2026 at 10 a.m., offer for sale to the highest and best bidder the real property as set out in said "Order".

Said real property will be sold on the premises located at 1020 Fesmire Road, Cedar Grove, Tennessee. The sale will take place on Saturday, June 27, 2026, at 10 a.m., at 1020 Fesmire Road, Cedar Grove, Tennessee 38321.

Said property consists of a residential lot upon which is located a two story frame home with 1,596 S.F. of Heated Area, a 198 S.F. open front porch, a 176 S.F. Enclosed Back Porch, and a 14'X28' Shed. Downstairs the home has three bedrooms, a bath, a Large Living Room and a Kitchen. Upstairs there is a Large Bedroom and a Bath. This property is in a great location and could be a showplace with a little TLC. Country Living! This house has great character!! **DON'T MISS THIS SALE!**

THIS AUCTION SALE WILL BE POSTED ON-LINE AT go-ease.com

This property is located in the 6th Civil District of Carroll County, Tennessee, and is identified as Map No: 146, Group:, Parcel No: 040.01, in the Office of the Property Assessor of Carroll County, Tennessee; and further described in Deed Book: 322, Page: 476, in the Register of Deeds Office of Carroll County, Tennessee.

A description of this real property will be given on the day of sale and may be had by calling the Office of the Clerk & Master (731-986-1920) during regular Office hours. Please call the Office of the Clerk & Master (731-986-1920) if you have any questions or for an appointment to see the property.

This property is being sold subject to the 2026 property taxes.

TERMS OF SALE: 10% DOWN WITH THE BALANCE DUE WITHIN THIRTY (30) DAYS UPON DELIVERY OF DEED. A LETTER OF CREDIT FROM A LENDER WILL BE REQUIRED FOR THE BALANCE OF THE BID.

Donnie W. Knott BPR#01 7769, Attorney for the Estate
5070 West Van Hook Street, Milan, TN 38358

Kenneth Todd, Clerk & Master and Special Commissioner