

CHANCERY COURT SALE
SATURDAY, June, 20th, 2026, at 10:00 A.M.
RE: ESTATE OF Roy Thomas Smith
522 Birch Street
Church Hill, TN 37642

SALE LOCATION: ON THE PREMISES

Beautiful ranch style house. Combination of a brick and stone exterior with metal roof. 3 bedroom, 2 bath house with large, finished room in basement with fireplace. Nice, large sun porch, two car garage, and yard barn. 2,336 sq. ft. finished area, with 675 sq. ft. area unfinished in basement. Beautiful, level lot. This house is move in ready. Pictures and/or survey available on line at:

https://hawkinscountyttn.gov/chancery_court_clerk_master.html

TERMS OF SALE: 10% down on the date of sale with the balance due on or before 30 days from date of sale. Free from and in bar of the equity of redemption and all statutory rights of redemption. Note with approved security will be required of the purchaser and a lien on the land as further and additional security.

ALL PROPERTY WILL BE SOLD "AS IS" WITH NO WARRANTIES AS TO THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS OR FIXTURES THEREON OR THEREIN, AND WITH NO REPRESENTATION BEING MADE AS TO THE STATE OF THE TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE REAL PROPERTY. SALE IS SUBJECT TO CONFIRMATION OF HAWKINS COUNTY CHANCERY COURT. (Said property will be sold subject to all rights-of-way and easements, applicable building/zoning regulations, any restrictive covenants, as well as any defects including structural defects and/or contamination, if any, which may exist. The Special Commissioner has undertaken NO inspections, examination or clean-up of the subject property.) **SALE IS NOT CONTINGENT UPON BUYER OBTAINING FINANCING.**

Brent Price, Special Commissioner
423-272-8150

Announcements made on day of sale take precedence over printed matter

