

Offer Submission Details – 1145 Warrior Dr, Franklin, TN 37064

**Please submit your Offer to Beal@nashvilleonthemove.com,
and text (615) 955-0100 to confirm receipt.**

Please make Holder of Earnest Money out to: **Centennial Title Company, Inc.**

Address of Earnest Money Holder: **30 Burton Hills Blvd Suite 165, Nashville, TN 37215**

Memo on Earnest Money Check: **“1145 Warrior Dr Earnest Money”**

Seller to Close with: **Centennial Title Company, Inc.**

30 Burton Hills Blvd Suite 165, Nashville, TN 37215

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Angela@centennialetitle.us -OR- Des@centennialetitle.us

(615) 665-9966 (Office Hours: Monday-Friday, 9 a.m. to 5 p.m.)

Below is a list of Documents to be signed and submitted with Offer Package:

- Buyer Pre-Approval Letter
- Confirmation of Agency Status
- TAR Purchase and Sale Agreement
- TN Property Condition Disclosure or Exemption
- TAR Lead-Based Paint Disclosure (if built prior to 1978)
- TAR Compensation Agreement (**NOTE: Please fill out Agent and Buyer details completely.**)
- VA/FHA Addendum (if applicable)
- Personal Interest Disclosure (if applicable)

Please complete this info on the bottom of the *Purchase and Sale Agreement*:

Listing Company: **Keller Williams® Realty Nashville Music City**

Listing Firm Address: **4101 Charlotte Ave Suite D160, Nashville, TN 37209**

Firm License Number: **258331**

Firm Telephone Number: **(615) 425-3600**

Listing Licensee: **Andy Beal**

Licensee License Number: **354414**

Licensee Email: **Beal@nashvilleonthemove.com**

Licensee Telephone Number: **(615) 955-0100**

Please Note:

- Home is being Sold **As-Is**.
- The Seller only works with **Hard Copy Documents & "Wet Signatures"** (Please allow for this when writing Offer Deadlines).
- **Submit your Offer to the Listing Agent at Beal@nashvilleonthemove.com**, and text (615) 955-0100 to confirm receipt.
- **Additional Point of Contact:** Andy Hubbard, Nashville on the Move's Transaction Manager
 - Contracts@nashvilleonthemove.com, (615) 300-5796
- **Sellers' Name(s):** Phoebe P. Davis
- **All Earnest Money must be turned in by the date specified in the Contract, either with a Check or Wire Transfer.**
- **All Disclosures are in the MLS Media Section and must be presented with the Offer.**
 - Please see the [Listing Questionnaire](#) in the MLS Media Section for ages of components, average utilities, and what remains with the property.
 - Pre-Approval Letter or Proof of Funds must be presented with the Offer.
 - All Contracts must be on TAR 2023 Forms.
- **Suggested Timing for Contract:**
 - The Seller only works with **Hard Copy Documents & "Wet Signatures"** (Please allow for this when writing Offer Deadlines).
 - Inspection in 7 Days, Resolution period 3 Days, Closing in 30 Days.
 - **Desired Closing:** Ideally within 30 Days.
 - **Temporary Occupancy Agreement (TOA):** Not mandatory, but due to the Seller's need of securing a new Home, a TOA of 15-30 Days would be helpful.
- **Items Remaining:**
 - All Appliances Remain (Except Washer & Dryer are Negotiable).