

**TENNESSEE VALLEY AUTHORITY
NOTICE OF PUBLIC AUCTION**

**MURFREESBORO, TENNESSEE
TVA TRACT NO. XON-1**

WHEREAS, in accordance with Section 31 of the Tennessee Valley Authority ("TVA") Act of 1933, as amended, the TVA Board of Directors through its designee the Chief Executive Officer ("CEO"), has approved the sale of a tract of land containing approximately 0.53 acre, located on Bradyville Pike, in Murfreesboro, Rutherford County, Tennessee, specifically described in Exhibit B and shown on Exhibit C, both of which are attached hereto and made a part hereof, and identified in TVA land records as TVA Tract No. XON-1 (the "Property").

NOW, THEREFORE, notice is hereby given that TVA, as legal agent of the United States of America, will sell the Property via online public auction in accordance with the Terms of Public Auction contained in Exhibit A, which is attached hereto and made a part hereof.

The auction will be held online at www.targetauction.com from January 10, 2022 at 8:00 a.m. CST to January 13, 2022, with bidding closing on Thursday, January 13, 2022, at 1:00 p.m. CST.

The Property will be sold to the qualified bidder offering the highest bid in the form of certified cashier's check or wire transfer of immediately available funds.

In order to qualify to bid, TVA must receive from each prospective bidder no later than 11:59 p.m. EST on January 3, 2022, (1) a \$23,500.00 earnest money deposit, and (2) a letter of intent to bid at the auction setting forth the bidder's legal entity name, address, phone number, and e-mail address. The letter of intent to bid must be sent by e-mail to realtyservices@tva.gov with a cc to gchadden@tva.gov. The deposit must be sent by wire transfer in accordance with the wiring instructions in Exhibit D which is attached hereto and made a part hereof. Prospective bidders who fail to qualify will be notified prior to the auction.

The Property will be conveyed by Special Warranty Deed subject to such terms and conditions, covenants, restrictions, reservations, exceptions, and/or limitations as are specifically set forth in said Exhibit A and as may be announced on the day of the auction.

Signed this 15th day of December, 2021.

TENNESSEE VALLEY AUTHORITY,
legal agent of the
UNITED STATES OF AMERICA



AARON B. NIX
Senior Manager
Realty Services

The Notice of Public Auction can be obtained from the TVA website at <https://www.tva.com/information/sales-and-auctions>. For further information regarding the sale and bid requirements, to inspect the Property, or to submit bid qualifications, contact: Greg C. Hadden, CCIM, 1101 Market Street, BR 4B, Chattanooga, Tennessee 37402-2801, Telephone: 423-313-3559. E-mail: gchadden@tva.gov.