



PROPERTY WORK · COUNSEL COPIED

Help for Out-of-State Executors

We handle the vacant house and the property work, so your office can stay on the legal file. One point of contact in Tennessee — your client never has to fly in.

What we take off the desk

Vacant-house risk

Locks, lawn, utilities, vacancy-policy condition.

Local eyes + photo set

In-person walk and dated photos for the file.

List vs cash

Both nets on one page. Counsel copied.

Clean-out coordination

At no charge to the firm. Vendors met at the property.

Weekly status

Written update for the file.

Two paths. Counsel copied.

Traditional listing

Most money when there's time. Repairs can be funded up front and paid back at closing.

As-is cash

Speed and certainty. Independent cash offers shown next to the listing net.

We are licensed agents, not the buyer. Cash offers come from independent buyers on eXp Realty's Express Offers network. eXp vets who gets on that list. Attorney welcome to review. Counsel copied.

How a referral works

1

Send executor name + address

2

Assess in five business days

3

Executor decides, counsel copied

4

Close around court dates

Not a law firm. No referral fees paid or accepted. Compensation is listing commission from a completed sale. Never a cost to the firm.

Call or text (615) 669-7075

probateguardians.com/for-attorneys