The Only 5-Star Company in
Tennessee to Buy Your Home As-Is
MY TENNESSEE
home solution
MY TENNESSEE HOME SOLUTION
WE'LL BUY YOUR
HOME TODAY,
NO NEED TO DELAY!
A+ RATING
BBB ACCREDITED BUSINESS
VETERAN OWNED & OPERATED
615-637-SOLD

MTHS

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Dear Homeowner,

At My Tennessee Home Solution, we want our clients to feel like they walk away as more educated consumers. We know you are talking with other buyers, and selling your property is a big decision.

In this market, you are getting offers from all over the place. We want to make sure you are making the right decision in who you are working with. When you decide to sell to us, it's for a specific reason – our reputation.

We have helped hundreds of families in the last few years. Our Google reviews and video testimonials show many of our clients' reflections. We have a track record of sticking to our word and providing you with comfort that we will close.

Jordan and Charles

We guarantee to offer honesty, professionalism, and fair value that no other competitors offer.

- We will work with you every step of the way from contract to close.
- We will go above and beyond to find creative solutions to close your home.
- We will tell you the truth and empower you with a transparent explanation of our process.

WHO WE ARE

My Tennessee Home Solution

Tennessee's Most
Trusted & Reliable Home Buyer

Our Mission

Providing tailored solutions to empower homeowners!

Our Vision

To impact lives in our community, every day.

Our Passion

To serve others well by solving complex problems.

WHO WE ARE

THE TEAM

RYAN CRAIG

Home Buying Specialist

Ryancraig@mytennesseehomesolution.com
(615) 880-9319

Ryan is the one who will meet you at your home—he'll take a look at the property and walk you through your options in person.

BRANDON SPEER

Home Buying Specialist

brandon@mytennesseehomesolution.com
(615) 590-3281

Brandon is who you will likely talk with to start the process! He will be your guide to get your home sold.

JEFF DAVIDSON

Director of Dispositions

jeff@mytennesseehomesolution.com
(615) 619-4262

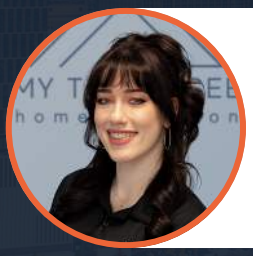
Jeff is who you will meet with at the property! He verifies the condition of the property and allows partners to walk through.

KORBIN HOFFMANN

Home Buying Specialist

korbin@mytennesseehomesolution.com
(615) 590-3486

Korbin is who you will likely meet at your house! He will be your guide to get your home sold, and create a tailored solution with you.



KALYN KRATZER

Director of Transactions

closings@mytennesseehomesolution.com
(931) 272-2217

Kalyn is here to make the transaction process smooth sailing. She is your go-to for transaction questions to ensure a smooth close!

JEFF HENRY

Home Buying Specialist

jeffhenry@mytennesseehomesolution.com
(629) 263-0757

Jeff is who you will likely talk to and potentially meet at your house! He will be your guide to get your home sold.

TJ NEAL

Home Buying Specialist

tj@mytennesseehomesolution.com
(615) 827-5192

TJ will meet you in person at your home, he'll look things over and guide you through the process.

DANA SAYER

Transaction Coordinator

dana@mytennesseehomesolution.com
(256) 449-0906

Dana is the one keeping everything organized —she'll handle the details and keep you updated throughout the process.

JONATHAN MEDLIN

Home Buying Specialist

jonthan@mytennesseehomesolution.com
(615) 933-2735

Jonathan may have been your first point of contact, he'll answer your questions and help get your home sale started.

JEB BURCHETT

Disposition Manager

jeb@mytennesseehomesolution.com
(615) 590-3336

Jeb will take it from here, he'll market your property and work to secure the best outcome.

Joseph Hooper

Disposition Manager

joseph@mytennesseehomesolution.com
(615) 882-4065

He helps our partner investors through our process and will likely meet you at the property when hosting partner walkthroughs.

WHO WE ARE

THE FOUNDERS

JORDAN ISHAM

Co-Founder & CEO

jordan@mytennesseehomesolution.com

Co-Founder and CEO of My Tennessee Home Solution. Jordan is a 2018 graduate from West Point and was stationed at Fort Campbell, KY. He is responsible for the overall vision, culture and revenue growth of the company.

CHARLES CHANDLER III (Trey)

Co-Founder & COO

charles@mytennesseehomesolution.com

Co-Founder and COO of My Tennessee Home Solution. Charles is a 2017 graduate from West Point and was stationed at Fort Campbell, KY, and served one combat tour overseas in support of Operation Inherent Resolve. He is responsible for community engagement, brand development and marketing efforts.

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WHO WE ARE

OUR VALUES

ACT WITH INTEGRITY

"Even with a stubborn and difficult tenant, AND out an of state owner, which required a split signing, a headache by the way, My Tennessee Home Solutions were able to make the sale of our home a smoother process than expected. They deserve serious consideration when selling your home."

-Melissa Rodrigue (Homeowner thatdecidedtoselltous)

BE 100% RESPONSIBLE

"Korbin was very knowledgeable, well educated, and he got the job done. My Tennessee Home Solutions was the greatest firm I could work with. Spenser was there for me every step of the way, and I couldn't have asked for a better collaborator. Believe me when I say that working with My Tennessee Home Solution and Spencer will result in a fantastic result."

-Anthony Jimenez (Homeowner that decided to sell to us)

EXHIBIT EMOTIONAL INTELLIGENCE

"My experience with My Tennessee Home Solution was everything you could want. I've been on the market with selling my parents home. And of course was hesitant & to be honest was gun-shy to talking with just another realtor. Ryan & his team were unbelievably transparent with expectations from his end to being open to my needs. I cannot say enough about the people in this organization... "Caring, Understanding & Transparency" are the words that come to mind when thinking about this group."

- Caleb Slaughter (Homeowner that decided to sell to us)

MAKE A POSITIVE IMPACT

"These were great peopleto workwith. Very professional, courteous, responsive, and honest. They do what they say they are going to do. No last minute changes. No bait and switch. After I agreed on price Kalyn was my primary contact. I can't say enough good things about her and the way she handled all of the details. She was great to deal with and bent over backwards to answer any questions. If your situation dictates that you need to sell your house fast, then I definitely recommend these good people at My Tennessee Home Solutions!"

-Scott Moore (Homeowner that decided to sell to us)

MY TENNESSEE HOME SOLUTION VS THEM

WHY US?

MY TENNESSEE HOME SOLUTION

- **Zero Fees To Sell Your Home**
- **Highest Off-Market Price**
- **Sell As-Is! No Cleanup, Repairs, Or Showings**
- **Close In Just 10 Days, Or Move At Your Pace**
- **Closing Costs**
- **Rent Back Option**
- **Relocation Assistance**
- **Cash Advance Option**

REALTOR

- 6% of Purchase Price Plus Closing Fees
- Negotiating & Unreliable Buyers
- Clean Up & Unexpected Repairs
- Scheduling Showings & Open Houses
- Long Sales Timeline, Often 3-6+ Months

INVESTOR

- Only care about making a profit
- Unreliable Buyers
- Unfair concessions
- Multiple walkthroughs
- Price drops and not guaranteeing a sale

READY TO SELL?

WHY US

Our team understands the weight of the decision to sell your house and we are determined to offer the best personalized solution as quickly as possible and without any additional costs. With us, you will feel empowered during the selling process and confident you are working with a local company that you can trust!

MTHS CLOSING

PROCESS

STEP 1

Once you submit your information online or call us, we reach out the same day to learn more about you and your unique situation. We usually schedule a time to come meet at the property, at your earliest convenience.

STEP 2

Once we meet, we calculate what your property qualifies for and what closing date works best for you.

STEP 3

After coming to an agreement, we then handle all the paperwork with the title company to get everything prepared for closing day.

STEP 4

Once we close, funds get distributed to you and we ensure you are set for your next adventure.

HAVE QUESTIONS?

WE HAVE ANSWERS

Don't worry about cleaning, repairing, or spending any more money on your property!

No matter your situation, we have the resources to buy your home and help!

IS THERE ANY OBLIGATION OR CHARGE FOR SOMEONE COMING OUT?

Nope! We do not charge any fees ever. Our appointments are to get to know you, your goals, and the property's condition better.

DO YOU MANAGE YOUR OWN PROJECTS?

Yes! We have our own project manager and creative director that plan, execute and complete our projects. If we decide to not be the end buyer, then we will bring in partner investors. There is no change to your price, timeline, or terms.

HOW LONG DOES IT TAKE TO GET PAID?

Usually within 24 hours! We prefer to close on a Thursday or at least before the weekend to ensure funds hit your account no later than the next business day.

MY TENNESSEE HOME SOLUTION

SALE PROGRAMS

KNOW YOUR OPTIONS	AS-IS CASH OFFER PROGRAM	EQUITY PROTECTION PROGRAM	CONCIERGE LISTING SERVICE	COMPETITOR AS-IS CASH OFFER	TRADITIONAL HOME SALE
GUARANTEED OFFER	✓	✓	✓	✗	✗
GUARANTEED FOLLOW THROUGH	✓	✓	✓	✗	✗
NO REPAIRS	✓	✓	✓	✓	✗
NO HASSLE	✓	✓	✓	✗	✗
FLEXIBLE CLOSING DATE	✓	✓	✗	✓	✗
NO COMMISSIONS	✓	✓	✓	✓	✗
MAXIMUM SALE PRICE	✗	✗	✗	✗	✓
NO/LOW EQUITY	✗	✓	✗	✗	✗
AGENT REPRESENTATION	✗	✗	✗	✗	✓

AS-IS CASH OFFER PROGRAM

PROS

- Your offer is guaranteed with no risk of price reduction
- You pay no commissions, no closing costs, no fees
- Your home sells as-is with no repairs or maintenance necessary
- Your sale is guaranteed with a closing date of your choice

CONS

- You're not represented by a real estate agent
- You will not receive a retail offer
- We do not make offers that are retail, less agent commissions

SCAN BELOW TO HEAR HOW THE ELLIS FAMILY BENEFITED FROM THE AS-IS CASH OFFER PROGRAM!

LEARN ABOUT OTHER SUCCESS STORIES WITH MTHS

EQUITY PROTECTION PROGRAM

PROS

- You are no longer responsible for the property (payments, repairs, utilities, etc)
- You can sell the house with minimal to no equity
- Your sale is guaranteed with a closing date of your choice

CONS

- Your mortgage remains in your name until a future sale or refinance
- Your debt-to-income ratio and ability to take out new credit or loans is impacted until the home sells

SCAN BELOW TO HEAR HOW THIS CLIENT BENEFITED FROM THE EQUITY PROTECTION PROGRAM

LEARN ABOUT OTHER SUCCESS STORIES WITH MTHS

CONCIERGE LISTING PROGRAM

PROS

- You pay no commissions, no closing costs, and no fees
- You are not responsible for any repairs to the home
- You skip the time commitments, negotiations, and stacks of paperwork
- Your price does not change. We take on the entire process

CONS

- We do need more access to the house in order to bring in the best buyer
- You have less flexibility to choose your closing date

SCAN BELOW TO HEAR HOW TIFFANY BENEFITED FROM USING ONE OF OUR PROGRAMS!

LEARN ABOUT OTHER SUCCESS STORIES WITH MTHS

PROTECT YOURSELF FROM
REAL ESTATE SCAMS

Homeowners are being targeted more than ever. Scammers prey on those who need to sell quickly, using public records and rental sites to find vulnerable properties. A recent Fortune Magazine report found that 73% of real estate firms saw an increase in scams in 2023 alone. These frauds often pose as cash buyers or "fix-and-flip" investors, offering deals that seem too good to be true — and usually are.

Before you decide who to trust, ask these 3 questions, and be on alert for these 3 red flags.

3 QUESTIONS TO ASK

Can I see real reviews from other homeowners you've helped?

Reputable buyers will have a track record with verified 5-star reviews, photos, and testimonials. No reviews? Big red flag.

Can you show proof of funds or a settlement statement from a recent deal?

Real buyers don't hesitate to show bank letters, HUDs, or wire confirmations. If someone dances around this, they likely don't have the money.

What's your business name and are you registered with the state or Better Business Bureau?

Real businesses are easy to find online. If they're "just a guy who buys houses" with no business backing, don't trust them with your biggest asset.

3 RED FLAGS TO LOOK FOR

No Online Presence

If someone says they're experienced but has no website, no reviews, and no public business records, they're either brand new or hiding something.

High Pressure or Sketchy Paperwork

Watch out for pushy buyers who want you to sign contracts immediately, avoid explaining terms, or promise fast cash but refuse to verify funds. That's classic scam behavior.

Offers That Don't Make Sense

If someone offers you way too little without explanation, or says you need to pay them to "help you sell", that's a scheme. Real buyers solve problems — not create them.

WHAT HAPPENS AFTER
YOU ACCEPT OUR OFFER

Accepting our offer is just the beginning. From here, our role is to keep the process clear, calm, and predictable.

Here's what you can expect:

You are not rushed | There are no surprise negotiations |We do not disappear after the contract

STEP 1: MEET YOUR TRANSACTION TEAM

Once you accept our offer, your home buying specialist introduces you to our Transaction Coordinator (TC) team. This team becomes your main point of contact and guides the process from start to finish. They keep everything organized and communicate next steps clearly.

STEP 2: FINALIZING PAPERWORK

You will work closely with our TC team to complete the necessary paperwork and coordinate with the title company. This step ensures everything is accurate, funds are prepared for closing, and there are no last-minute issues. We walk you through the process and answer questions along the way.

STEP 3: PARTNER WALKTHROUGH

Within a couple of weeks, a walkthrough is scheduled using trusted partners from our vetted network. This is not a renegotiation. It is simply part of preparing for closing and confirming the terms already agreed to.

STEP 4: PREPARING FOR CLOSING

Once all details are confirmed, we finalize preparations and coordinate the remaining steps needed for closing.

FLEXIBLE CLOSING OPTIONS

We close in the way that works best for you:

- At our office
- With a mobile notary who comes to you
- At the nearest office of our title company partner

From contract to closing, you are supported every step of the way. No pressure. No surprises. Just a clear path forward with a team you can trust.

A REAL MTHS HOME SALE

STEP BY STEP

The Situation
After the passing of her mother, Shirley Ellis and her family inherited a home in Old Hickory, Tennessee. Because portions of the ownership belonged to other relatives who had already passed away, the property had to go through the probate process. What should have been a simple sale quickly became overwhelming during an already emotional time.

The Problem
Shirley spent more than a year trying to sell the home while navigating probate court and family responsibilities. Traditional options moved slowly, communication was unclear, and the process dragged on. Another buyer initially offered more, then blindsided the family with a price reduction prior to closing, leading the family back to MTHS.

Program Used
Shirley contacted My Tennessee Home Solution for a fair cash offer and guidance through a probate sale. Our team explained the process clearly, coordinated with probate requirements, and stayed consistent with our original offer. There were no surprise changes and no pressure to move faster than the family was ready for.

Timeline
After receiving a cash offer, Shirley worked with our team to complete the necessary probate paperwork. With clear communication and steady follow-through, the sale moved forward without repeated delays or last-minute complications.

Outcome
The home sold successfully without price reductions or added stress. Shirley and her family were able to close with confidence, knowing they had a team that stayed involved from start to finish.

Seller Reflection
Hear directly from Shirley about her experience and why consistency and trust mattered most.

DON’T JUST TAKE OUR WORD FOR IT!

People love working with us because we've been doing this for a while. We have the knowledge and cash to back it up and can be flexible in structuring offers because sometimes it is more challenging than just a price. It often depends on whether you need cash upfront, or you need to stay in the house a bit after closing, or whether there are any unique stipulations. We've dealt with it all, and people love that about us. Here is why people work with us:

We're local and Veterans who know the area because we’re from the area.

We empower our clients by providing flexible offers and multiple options with certainty to close on your schedule.

We're able to help through our creative relocation assistance program and services.

We give back through quarterly donations with non-profits and maybe you (the seller) have something in particular you would like us to donate towards.

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Alicia Davis

"From start to finish these guys have had my back been super patient , helpful, supportive, and very understanding. My situation was messy and has been long and drawn out . These guys made it easier and really gave me what I wanted from a home that had been destroyed!! Will use them again and again to me there a family not a corporate approach which to me is everything."

Google review

Xiaoting Li

"I had a really good experience selling my house to MTHS. Everything went smoothly and the team was very straightforward and easy to work with. Kalyn was so nice, super responsive and always kept me in the loop about what was happening next. I never felt confused or left in the dark.
The closing went through without any problems, and I didn't have to deal with repairs, cleaning, or showings, which was a huge relief.
Definitely recommend them if you want a quick and easy sale."

Google review

Jennifer DeMasis

"This team is GREAT and was the easiest closing I have ever done!
I highly recommend MTHS if you want things to happen as they promise! They will take care of you throughout the whole process, but I had no issues whatsoever."

Google review

Dashonda Norman

"Craig Mullins at TN HOMEBUYERS is awesome. He was patient and experienced! He explained everything in detail. There weren't a question not answered and he was very honest about the process. He wasn't in a rush and didn't rush us to do anything. Thank you for being top tier!"

Google review

Vickie Crocker

"Ty is a perfectionist and I appreciate that. He put a roof on my house and they had it completed around 2 pm the same day and it looks beautiful. Of course the job was sub-contracted out, but Ty was here when they first started, and at least 4 times while they were working and came after it was done and got on the roof himself to inspect it. I couldn't be more pleased, and he is so professional and very interested in making sure you're pleased with the job. I will have Homes by Ty do all my renovation projects for sure."

Google review

Debra Couch

"Kaitlyn and TJ were WONDERFUL...they guided me through the whole process, they made it seamless Kaitlyn was on point she was AMAZING!!!"

Google review

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