Cash Out On My Home Helps Chattanooga Families Navigate Inherited Properties and Complicated Estate Sales

Family-owned real estate investment company offers as-is purchasing options for inherited homes, helping out-of-state heirs and families facing probate, costly repairs, and vacant property responsibilities.



Chattanooga, Tennessee Nov 9, 2026 (Issuewire.com) - Inheriting a home can bring unexpected financial, legal, and logistical challenges, particularly when family members live in different states or a property requires extensive repairs. Chattanooga-based Cash Out On My Home LLC is helping families throughout Southeast Tennessee and North Georgia explore practical alternatives for selling inherited real estate without the traditional demands of preparing a property for market.

Founded in 2017 by siblings Mallie and Jonathan Messri, Cash Out On My Home is a family-owned real estate investment company that purchases qualifying properties directly from homeowners. The company works with heirs, estate representatives, and property owners facing difficult circumstances,

including probate proceedings, vacant properties, outstanding taxes, major repair needs, and complicated ownership arrangements.

For families already navigating the loss of a loved one, selling an inherited property can become a significant additional responsibility.

When an Inherited Home Becomes a Financial and Emotional Burden

Inherited properties often come with responsibilities that extend well beyond deciding whether to keep or sell the home.

Families may discover that a property has accumulated years of deferred maintenance, contains personal belongings that must be sorted, or has outstanding expenses such as property taxes, utilities, insurance, and code enforcement penalties.

These challenges can become even more complicated when heirs live outside Tennessee or Georgia and cannot easily travel to manage the property.

Cash Out On My Home evaluates inherited houses in their current condition, giving qualifying property owners an opportunity to consider a direct sale without first completing extensive renovations.

For some families, this can eliminate the need to coordinate contractors, invest additional money into repairs, or prepare a vacant property for repeated showings.

Real Property Transactions Illustrate the Challenges of Out-of-State Inheritance

The company's documented customer experiences demonstrate the range of problems families can encounter when managing inherited real estate.

In one 2023 case, a mother and daughter living in New York inherited a Tennessee home through probate. The property had been occupied for more than three decades and contained extensive accumulated belongings, antiques, and personal items.

The home also needed a complete renovation. Managing those responsibilities from out of state, while addressing disagreements among heirs, created substantial complications.

Cash Out On My Home worked with the family on a direct purchase of the property in its existing condition, offering an alternative to coordinating a large-scale cleanup and renovation before selling.

Another documented case involved an inherited property in Knoxville that had remained vacant for years. The home carried thousands of dollars in back taxes, code enforcement fines, and significant structural and maintenance concerns, including roof, plumbing, framing, and foundation repairs.

These situations illustrate why some heirs consider direct property sales when maintaining or renovating an inherited home becomes impractical.

Individual transactions remain dependent on property evaluations, ownership requirements, and mutually agreed-upon purchase terms.

Understanding Probate and the Home-Selling Process

One of the most common sources of confusion for families is determining whether an inherited property can be sold while an estate is being administered.

Probate is a legal process that may be required to establish authority over estate assets, address debts, and transfer property ownership after someone dies.

Whether a sale can proceed depends on the property's ownership structure, applicable state law, required court approvals, and the authority of the person representing the estate.

Cash Out On My Home works with sellers facing probate-related circumstances and can coordinate with title companies and appropriate legal professionals to help identify requirements for completing a potential transaction.

The company does not replace the role of an estate attorney or provide legal advice. Families with unresolved probate matters, multiple heirs, disputed ownership, or outstanding liens should consult qualified professionals before proceeding.

Selling an Inherited Property Without Extensive Repairs

Many inherited homes have not been updated for decades. Older roofing, outdated electrical or plumbing systems, foundation problems, and accumulated contents can make a traditional listing difficult without significant preparation.

Cash Out On My Home considers qualifying properties for purchase as-is, meaning sellers may not need to undertake extensive improvements before receiving an offer.

The company evaluates factors such as the property's condition, location, expected renovation expenses, and potential resale value when determining whether a direct purchase is feasible.

For heirs managing properties remotely, the company can also explore arrangements that reduce the need for repeated in-person visits, depending on documentation and closing requirements.

As with any real estate transaction, a sale remains subject to appropriate due diligence, satisfactory resolution of title matters, and agreement on the final terms.

Providing Options for Families Across Southeast Tennessee and North Georgia

Cash Out On My Home serves homeowners and heirs throughout the Chattanooga region, Southeast Tennessee, and North Georgia.

In addition to inherited homes, the company purchases qualifying properties involving deferred maintenance, vacant houses, title concerns, and other challenging circumstances.

The company encourages families to evaluate their options carefully, including whether a traditional listing, retaining the property, or selling directly to an investor best meets their needs.

For homeowners who prefer not to take on the responsibilities of repairing and marketing an inherited property, a direct as-is sale may provide a practical alternative.

Families interested in exploring a potential sale can contact Cash Out On My Home to discuss their

property's circumstances and request a no-obligation evaluation.

Read our Success Stories!

About Cash Out On My Home

Cash Out On My Home LLC is a family-owned real estate investment company headquartered in Chattanooga, Tennessee. Founded in 2017 by siblings Mallie and Jonathan Messri, the company purchases qualifying properties directly from sellers throughout Southeast Tennessee and North Georgia. Its services include as-is home purchases involving inherited properties, probate-related situations, vacant houses, significant repair needs, and complicated real estate transactions.





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