

**304 Stroud Drive**  
Lebanon, TN 37087

**SOLD!**

Auction  
03/05/2022 10:00 am



Listed By (Agent):

**Jay White**

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# **ABSOLUTE AUCTION**

**SATURDAY MARCH 5, 2022 @ 10:00AM**

**LOCATION 304 STROUD DRIVE • LEBANON TN  
37087**

## **DIRECTIONS:**

**From Historic Lebanon Square, travel north on North Cumberland Street/231N for 1.5 miles, turn right on Tenor Drive, turn right on Stroud Drive. Watch for signs!!!**

## **SINGLE LEVEL LIVING 3 BEDROOM • 2 BATH NEAT/CLEAN HOME - ONE OWNER**

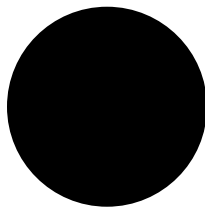
Ranch Style, Single Level Living, 3 bedroom, 2 bath home with 1244 sq ft. +/-.

Home constructed in 1998.

This home features Kitchen-Dining Room Combination, Living Room with Trey Ceiling and Hardwood Floors, Owners Suite, Utility Room.

Bedrooms have Carpet, Covered Front Porch, Back Deck and Single Car Garage.

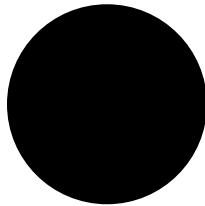
**HOME IS NEAT & CLEAN**  
**Call Jay White at 615.444.0909 or 615.308.4421**  
**For Further Information**



**PERSONAL PROPERTY:**

Linens • Pots, Pans, Kitchen Utensils • Toaster Oven • Day Bed • Recliner-La-z-boy • Pine bedroom suite-4 piece • Microwave Oven • Lane Cedar Chest • Jewelry Chest • Upholstered Chair & Ottoman • Upholstered Couch • TV Console • Country Bench • Round Glass Top Table • Wooden Porch Rocker • Dining Table-6 Chairs • Oak Corner China Cabinet • Whirlpool Washer & Dryer • Cracker Barrel Rocking Chair • Metal Bench • Pictures & Frames

**Selling for Cash or Good Check Sale Date**



**Call Jay White at 615-308-4421 or 615-444-0909**

**For Further Information**

**Shirley Hudson - Owner**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

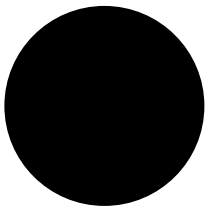
TITLE: Seller will furnish warranty deed; prorate 2022 property taxes; give possession with deed.

LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

**Jay White, Principal Auctioneer - License #2309**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2022-03-05
<b>Buyer's Agent Comp.</b>	Call for Details

<b>Address Street</b>	304 Stroud Drive
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday March 5, 2022 • 10am 3 Bedroom 2 Bath Home • Personal Property
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**ABSOLUTE AUCTION** Saturday March 5, 2022 10:00 AM  
**304 STROUD DRIVE, LEBANON, TN 37087**  
 (Directions: From Lebanon, TN, head west on US-70N to US-141N for 0.2 miles, turn right onto US-141N for 0.1 miles, turn left onto Stroud Drive, the house will be on the right.)  
**SINGLE LEVEL LIVING - 3 BEDROOM, 2 BATH HOME**  
**NEAT / CLEAN HOME - ONE OWNER**

Search Date: Single Level Living - 3 Bedrooms, 2 Bath Home with 2 Car, 2 B. & 1. Home maintained in great condition. Features include: Hardwood Floors, Kitchen with Granite Counter-tops, Stainless Steel Appliances, Full Bath, and a Full Basement. Home is in excellent condition and ready for occupancy.  
**HOME IS NEAT & CLEAN**

**PERSONAL PROPERTY**  
 (Items to be sold are subject to inspection and may vary from the description above. Items are sold as-is, where-is, with no warranty or representation made by the seller. Buyer is responsible for verifying the condition and quantity of items. All items are sold for cash only. Payment in full is due at the time of the auction. No returns or exchanges are allowed. All items are sold as-is, where-is, with no warranty or representation made by the seller. Buyer is responsible for verifying the condition and quantity of items. All items are sold for cash only. Payment in full is due at the time of the auction. No returns or exchanges are allowed.)

Call by Email at 615-308-4422 or 615-444-0909 for further information  
 Call by Text at 615-308-4422 or 615-444-0909 for further information  
 Call by Phone at 615-308-4422 or 615-444-0909 for further information

**AGEE & JOHNSON** REALTY AND AUCTION, INC. **615.444.0909**  
 www.AgeeAndJohnson.com



**Local & Nearby Area Resources / Businesses**

- Restaurants:** 20+
- Health / Medical:** 20+
- Shopping:** 20+
- Grocery:** 20+
- Attractions / Things to Do:** 20+

Local area results found within 20mi - powered by Yelp.com

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	0.38 mi	(615) 453-3823	4 Review(s) 1.0
2	Rice Box	Chinese	0.45 mi	(615) 449-9488	34 Review(s) 4.5
3	Sunrise Diner	Diners	1.07 mi	(615) 444-3606	2 Review(s) 3.0
4	Lil Sista's Soulfood	Soul Food	1.1 mi	(615) 547-4565	4 Review(s) 4.0
5	David's Pizza	Pizza	1.11 mi	(615) 444-8232	24 Review(s) 2.5
6	Belles Little Country Kitchen	Breakfast & Brunch	1.15 mi	(615) 547-6888	22 Review(s) 4.0
7	Wildberry	Cafes	1.32 mi	(615) 547-4494	14 Review(s) 4.5
8	The Smoke House by Hoite's	Barbeque	1.35 mi	(615) 444-8300	1 Review(s) 3.0
9	Burger King	Burgers	1.35 mi	(615) 444-7415	10 Review(s) 1.5
10	Split Bean Roasting	Coffee & Tea	1.4 mi	(615) 784-4058	41 Review(s) 4.5
11	Town Square Social	American (New)	1.42 mi	(615) 784-4593	169 Review(s) 4.5
12	The Edge	American (Traditional)	1.42 mi	(615) 784-4166	3 Review(s) 3.5
13	Speedy Burrito Lebanon Tennessee	Mexican	1.43 mi	(615) 784-4071	81 Review(s) 4.5
14	Rockin Mike's Restaurant	Sandwiches	1.44 mi	(615) 547-4993	1 Review(s) 4.0
15	Sushi Max	Sushi Bars	1.45 mi	(615) 453-0423	26 Review(s) 3.5
16	Scoopz Italian Ice	Gelato	1.46 mi	(615) 547-9346	18 Review(s) 5.0

17	Sammy B's	American (New)	1.61 mi	(615) 547-4550	97 Review(s) 4.0
18	Al Basha Lounge & Restaurant	Hookah Bars	1.63 mi	(615) 784-4448	22 Review(s) 4.0
19	Pop's Coffee Shop	Coffee & Tea	1.63 mi	(615) 450-8629	6 Review(s) 4.5
20	Los Compadres Mexican Restaurant	Mexican	1.66 mi	(615) 443-4697	39 Review(s) 3.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.43 mi	(615) 449-8293	3 Review(s) 3.0
2	La Tienda Hispana	Grocery	1.69 mi	(615) 444-9859	9 Review(s) 4.5
3	Dollar General	Discount Store	2.38 mi	(615) 547-8051	1 Review(s) 5.0
4	Walmart Supercenter	Department Stores	2.49 mi	(615) 444-0471	21 Review(s) 2.0
5	Kroger	Grocery	2.68 mi	(615) 449-4631	8 Review(s) 3.0
6	ALDI	Grocery	2.72 mi	(855) 955-2534	3 Review(s) 4.5
7	H. G. Hill's Grocery Store	Grocery	2.99 mi		1 Review(s) 1.0
8	Publix Super Markets	Grocery	3.38 mi	(615) 444-2581	11 Review(s) 3.5
9	Dollar General	Discount Store	9.07 mi	(615) 965-3350	2 Review(s) 3.5
10	Gladeville Smoke Shop	Tobacco Shops	11.03 mi	(615) 443-2226	1 Review(s) 1.0
11	Dollar General	Grocery	11.03 mi	(615) 250-3534	2 Review(s) 2.5
12	Stagecoach General Store	Grocery	11.65 mi	(615) 452-0808	1 Review(s) 1.0
13	DG Market	Discount Store	11.73 mi	(615) 502-5794	1 Review(s) 5.0
14	Three Forks Marketplace	Grocery	12.35 mi	(615) 237-9777	3 Review(s) 2.5
15	Publix Super Markets	Grocery	12.81 mi	(615) 758-9830	3 Review(s) 5.0
16	Publix Super Markets	Grocery	12.81 mi	(615) 758-4200	15 Review(s) 4.0
17	Houston Meat & Produce	Grocery	12.84 mi	(615) 758-7226	31 Review(s) 4.5
18	Kroger	Grocery	12.84 mi	(615) 773-8700	6 Review(s) 3.5
19	ALDI	Grocery	13.15 mi	(855) 955-2534	3 Review(s) 4.5
20	Kroger	Grocery	13.4 mi	(615) 758-3300	13 Review(s) 4.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	1.09 mi	(615) 444-2069	6 Review(s) 3.5
2	Family Eye Med	Optometrists	1.22 mi	(615) 449-0541	6 Review(s) 3.5
3	STAR Physical Therapy	Physical Therapy	1.22 mi	(615) 443-4938	3 Review(s) 3.5
4	John M. Pino, OD, PhD	Optometrists	1.22 mi	(615) 449-0541	1 Review(s) 5.0
5	Troy L Long, DDS	Cosmetic Dentists	1.46 mi	(615) 444-2782	3 Review(s) 5.0
6	Healthy Bones Chiropractic	Chiropractors	1.47 mi	(615) 549-8070	1 Review(s) 5.0
7	The Massage Collection	Reflexology	1.49 mi	(615) 443-1974	1 Review(s) 5.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	1.5 mi	(615) 444-3185	4 Review(s) 5.0
9	Gallaher John OD	Optometrists	1.51 mi	(615) 444-9111	1 Review(s) 5.0
10	Gallaher EyeCare	Optometrists	1.51 mi	(615) 444-9111	1 Review(s) 5.0
11	Grosch Counseling Center LLC	Counseling & Mental Health	1.52 mi	(615) 444-7885	1 Review(s) 2.0
12	Flawless Reflection	Weight Loss Centers	1.6 mi	(615) 489-6949	2 Review(s) 3.0
13	Strauss William T DC	Chiropractors	1.6 mi	(615) 444-5335	1 Review(s) 5.0
14	Wilson County Chiropractic	Chiropractors	1.65 mi	(615) 449-6700	1 Review(s) 5.0
15	Johnson Bruce L DDS	Oral Surgeons	1.74 mi	(615) 444-0065	1 Review(s) 5.0
16	Benson Orthodontics	Oral Surgeons	1.82 mi	(615) 449-0895	1 Review(s) 5.0
17	Newman Dental Associates	General Dentistry	1.88 mi	(615) 470-8550	2 Review(s) 5.0
18	Kids Care Walk-in Urgent Care Clinic	Pediatricians	2.02 mi	(615) 453-1252	4 Review(s) 3.0
19	MidTenn Primary Care	Walk-in Clinics	2.04 mi	(615) 547-6699	1 Review(s) 5.0
20	Lebanon Dental Excellence	General Dentistry	2.08 mi	(615) 444-2262	3 Review(s) 3.5

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	1.06 mi	(615) 453-4545	4 Review(s) 3.5
2	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.21 mi	(615) 506-0428	1 Review(s) 5.0
3	Pro Bowling Center	Bowling	1.26 mi	(615) 449-3898	6 Review(s) 3.5
4	Wilkie's Outfitters	Rafting/Kayaking	1.36 mi	(615) 784-4179	1 Review(s) 5.0
5	Bloom Yoga Studio	Yoga	1.42 mi	(615) 547-8804	1 Review(s) 5.0
6	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.57 mi	(804) 305-2321	1 Review(s) 5.0
7	Don Fox Park	Parks	1.64 mi	(615) 449-0303	11 Review(s) 3.5
8	Planet Fitness	Gyms	2.03 mi	(615) 994-6905	3 Review(s) 3.5

9	David Deaton Karate Studios	Martial Arts	2.05 mi	(615) 547-1754	4 Review(s) 5.0
10	The Dancing Lights Of Christmas	Kids Activities	2.13 mi		19 Review(s) 3.0
11	Julia's Body Shop	Trainers	2.49 mi	(615) 828-5385	2 Review(s) 5.0
12	The Gun Room	Sporting Goods	2.63 mi	(615) 453-6030	7 Review(s) 5.0
13	Premier Martial Arts	Martial Arts	2.75 mi	(615) 443-4783	1 Review(s) 5.0
14	Pro Pools	Swimming Pools	2.86 mi	(888) 352-7582	16 Review(s) 1.5
15	World Classic Martial Arts	Martial Arts	3.22 mi	(615) 547-9606	1 Review(s) 5.0
16	Sports Village Fitness	Gyms	3.66 mi	(615) 449-0031	10 Review(s) 4.0
17	Anytime Fitness	Gyms	3.86 mi	(615) 547-4736	7 Review(s) 4.5
18	Body Kneads	Skin Care	4.57 mi	(615) 449-7880	24 Review(s) 4.5
19	Sellars State Farm Archaeological Area	Parks	4.88 mi		1 Review(s) 3.0
20	Young's Performance Skis & Cycles	Jet Skis	5.43 mi	(615) 449-2373	1 Review(s) 1.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Western Look	Shoe Stores	0.78 mi	(615) 547-7159	3 Review(s) 5.0
2	iBROKEiT	Mobile Phone Repair	1.09 mi	(615) 547-9504	4 Review(s) 4.0
3	Haven House Thrift Shop	Thrift Stores	1.12 mi	(615) 965-2706	3 Review(s) 3.5
4	DT's Used Appliances	Appliances	1.15 mi	(615) 470-3070	1 Review(s) 5.0
5	Gimme A \$5	Discount Store	1.17 mi	(615) 547-6005	8 Review(s) 2.5
6	S S Graham Floral	Florists	1.17 mi	(615) 443-3366	1 Review(s) 5.0
7	Buddy's Home Furnishings	Appliances	1.18 mi	(615) 449-3505	1 Review(s) 1.0
8	Family Eye Med	Optometrists	1.22 mi	(615) 449-0541	6 Review(s) 3.5
9	Bloem Kind Boutique	Women's Clothing	1.23 mi	(615) 270-0360	2 Review(s) 4.5
10	Gardens On Main	Nurseries & Gardening	1.25 mi	(615) 547-4900	5 Review(s) 2.0
11	Ferguson Plumbing	Kitchen & Bath	1.28 mi	(615) 444-2111	1 Review(s) 5.0
12	Sea of Silver and Sass	Women's Clothing	1.31 mi	(615) 788-4503	1 Review(s) 4.0
13	Lebanon Distributing	Building Supplies	1.34 mi	(615) 444-7060	1 Review(s) 5.0
14	Needful Things	Antiques	1.36 mi	(615) 547-6364	1 Review(s) 5.0
15	Wilkie's Outfitters	Rafting/Kayaking	1.36 mi	(615) 784-4179	1 Review(s) 5.0
16	Butter Churn	Antiques	1.37 mi		3 Review(s) 4.0
17	Sunshine Flowers & Gifts	Florists	1.37 mi	(615) 444-4038	4 Review(s) 1.0
18	Eden's Edge Boutique	Women's Clothing	1.37 mi	(615) 470-8537	1 Review(s) 5.0
19	Screen Door	Antiques	1.37 mi	(615) 453-5222	1 Review(s) 4.0
20	Dreams Boutique	Women's Clothing	1.39 mi	(615) 547-9799	2 Review(s) 5.0