

**6431 Simmons Bluff Rd**  
Lebanon, TN 37090

**SOLD!**

Auction  
04/28/2022 6:00 pm



Listed By (Agent):

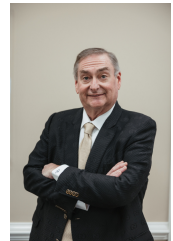
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



# **ABSOLUTE AUCTION**

**THURSDAY APRIL 28, 2022 @ 6:00PM**

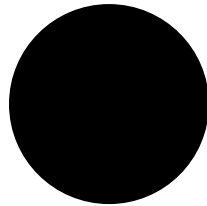
**LOCATION 6431 SIMMONS BLUFF RD • LEBANON  
TN 37090**

**DIRECTIONS:**

**From I-40 take Exit-239 towards Watertown, south on Sparta Pike, travel .5 mile, turn right on Maddox-Simpson Parkway, .5 mile, turn left onto TN-266S-Cainsville Road, 11.2 miles, turn right onto Simmons Bluff Road, .9 mile, property will be on the right. Watch for signs!!!**

## ***THURSDAY EVENING AUCTION***

### **ANTEBELLUM FARM HOUSE HISTORIC PRESERVATION PROJECT**

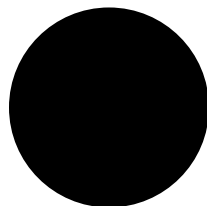


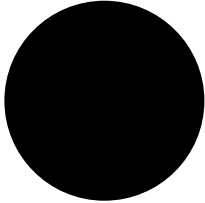
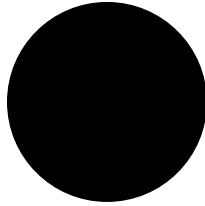
***Here is a chance to own a Piece of History***

Two Story Antebellum Farm House sitting on 4 Acres with 600 feet road frontage  
Great Historic Preservation Project with many Period Correct Details still in the home

Over 2300 square feet, 2 fireplaces

**â•• Great for Owner or Investor â••**





**Call Jay White at 615-308-4421 or 615-444-0909 For Further Information**  
***Being sold under the Final Decree of Divorce filed in the Circuit Court of Wilson County, Tennessee,***  
***in the matter of Katherine Anne Arrington vs. Matthew Stephen Arrington, Docket No. 2020-***  
***DC-427,***

***Millie Sloan, Clerk & Master/Special Commissioner & Receiver.***

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 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

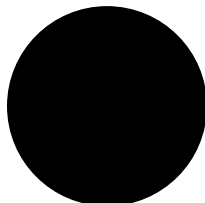
TITLE: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2022 property taxes will be prorated to date of deed; possession given with deed.

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!

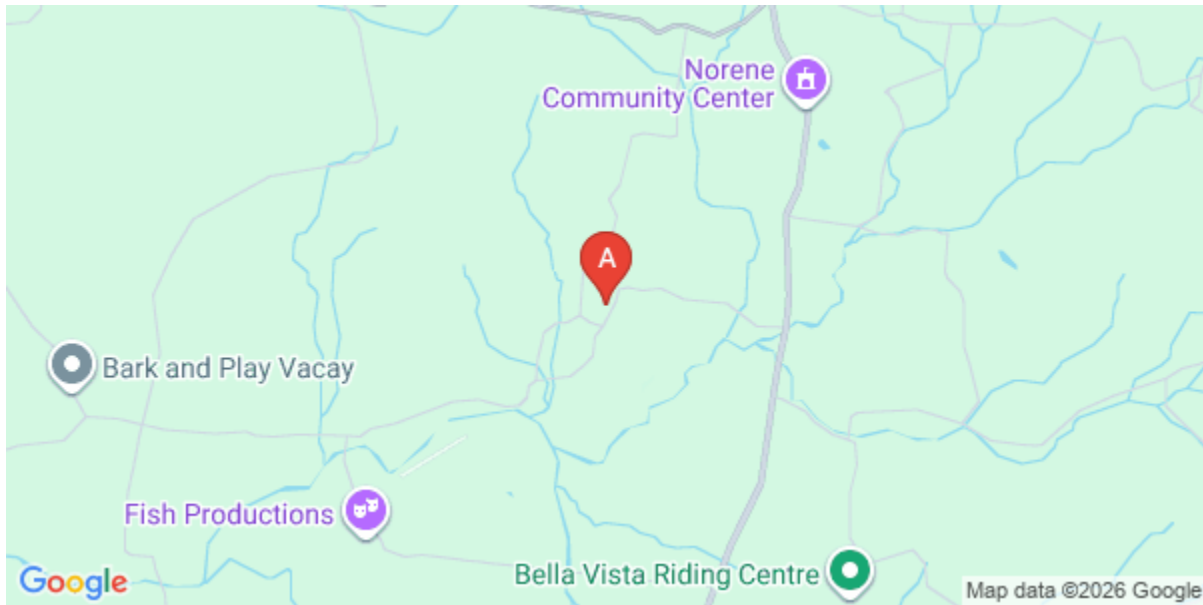
<b>Auction Date</b>	2022-04-28
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	6431 Simmons Bluff Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37090
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Antebellum Farmhouse - Historic Preservation Project Absolute Auction Thursday April 28, 2022 @ 6pm
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**ABSOLUTE AUCTION** Thursday April 28, 2022 6:00 PM  
6431 SIMMONS BLUFF ROAD, LEBANON, TN 37090  
**ANTEBELLUM FARM HOUSE HISTORIC PRESERVATION PROJECT**

Here is a chance to own a Piece of History.  
Two Story Antebellum Farm House sitting on 4-Acres with 600 feet road frontage.  
Great Historic Preservation Project with many period correct details still in the home.  
Over 200 square feet of Treasures.  
Call Jay White at 615-444-0908 or 615-444-0909 For Further Information  
Being sold under the First Deed of Conveyance filed in the Court of Wilson County, Tennessee,  
in the matter of Katherine Anne Johnson as Plaintiff and Jeffrey Stephen Johnson, Defendant No. 2020-00427,  
Wills, Suits, Clerk & Master/Special Commissioner & Receiver.

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



**Local & Nearby Area Resources / Businesses**

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

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

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	7.66 mi	(615) 237-3163	3 Review(s) 5.0★
2	Statesville Market	Breakfast & Brunch	7.95 mi	(615) 286-1515	3 Review(s) 5.0★
3	Helenbak Bar & Grill	Bars	8.14 mi	(615) 784-4065	2 Review(s) 5.0★
4	Depot Junction Cafe	American (Traditional)	8.15 mi	(615) 237-3976	20 Review(s) 2.5★
5	Mi Ranchito Mexican Restaurant	Mexican	8.18 mi	(615) 237-0400	2 Review(s) 4.5★
6	Mi Ranchito	Mexican	8.19 mi	(615) 237-0400	13 Review(s) 4.0★
7	Depot Restaurant	Pop-Up Restaurants	8.64 mi	(615) 237-3976	2 Review(s) 5.0★
8	Great Wall	Chinese	9.12 mi	(615) 890-9559	22 Review(s) 4.0★
9	Spooky's Pizza and Grill	Pizza	9.14 mi	(615) 217-5000	60 Review(s) 4.0★
10	Sonic Drive-In	Fast Food	9.97 mi	(615) 547-0070	13 Review(s) 1.5★
11	Subway	Sandwiches	10.22 mi	(615) 453-8991	1 Review(s) 2.0★
12	Dairy Queen	Fast Food	10.22 mi	(615) 453-8991	3 Review(s) 3.0★
13	Jalisco Mexican Restaurant	Mexican	10.22 mi	(615) 449-2299	16 Review(s) 3.5★
14	Taco Bell	Fast Food	10.32 mi	(615) 449-4858	16 Review(s) 2.5★
15	O'Charley's Restaurant & Bar	American (Traditional)	10.34 mi	(615) 453-1185	58 Review(s) 2.5★

16	Gladeville Market And Grill	Breakfast & Brunch	10.36 mi	(615) 470-5010	7 Review(s) 4.5
17	Four Winds Restaurant	Burgers	10.36 mi	(615) 449-9909	3 Review(s) 3.5
18	Uncle Petes Home Cooking	American (Traditional)	10.37 mi	(615) 449-0030	38 Review(s) 4.0
19	Ziggy's Pizzeria	Pizza	10.4 mi	(615) 449-8887	42 Review(s) 3.5
20	The GLADE DINER	American (Traditional)	10.42 mi	(615) 547-0414	32 Review(s) 4.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	6.26 mi	(615) 965-3350	2 Review(s) 3.5
2	Three Forks Marketplace	Grocery	8.12 mi	(615) 237-9777	3 Review(s) 2.5
3	96 Food Mart	Grocery	9.93 mi	(615) 893-7070	2 Review(s) 2.0
4	Gladeville Smoke Shop	Tobacco Shops	10.64 mi	(615) 443-2226	1 Review(s) 1.0
5	Dollar General	Grocery	10.64 mi	(615) 250-3534	2 Review(s) 2.5
6	ALDI	Grocery	10.89 mi	(855) 955-2534	4 Review(s) 4.5
7	Walmart Supercenter	Department Stores	10.98 mi	(615) 444-0471	23 Review(s) 2.0
8	Dollar General	Grocery	11.16 mi	(615) 624-9766	1 Review(s) 3.0
9	Publix	Grocery	11.19 mi	(615) 849-6254	11 Review(s) 3.5
10	ALDI	Grocery	11.49 mi	(855) 955-2534	2 Review(s) 4.5
11	La Tienda Hispana	Grocery	11.83 mi	(615) 444-9859	9 Review(s) 4.5
12	Kroger	Grocery	12.45 mi	(615) 907-6223	18 Review(s) 2.5
13	Kroger	Drugstores	12.52 mi	(615) 867-2216	13 Review(s) 2.5
14	Lascassas Market	Convenience Stores	12.61 mi	(615) 396-8521	2 Review(s) 2.5
15	Walmart Supercenter	Grocery	12.93 mi	(615) 995-7092	12 Review(s) 2.0
16	Walmart Supercenter	Grocery	12.93 mi	(615) 995-7092	3 Review(s) 1.0
17	Sprouts Farmers Market	Grocery	12.95 mi	(615) 486-6081	35 Review(s) 4.0
18	Kroger	Grocery	13.12 mi	(615) 449-4631	8 Review(s) 3.0
19	Al's Foodland	Grocery	13.21 mi	(615) 449-8293	4 Review(s) 2.5
20	Mercados Marias	Grocery	13.51 mi	(615) 217-9764	9 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hughston Clinic Orthopaedics	Orthopedists	10.6 mi	(615) 547-6700	2 Review(s) 1.0
2	Kearny Kathleen R MD	Cardiologists	10.6 mi	(615) 449-6868	1 Review(s) 5.0
3	Tate MediSpa	Medical Spas	10.61 mi	(615) 444-1173	3 Review(s) 3.5
4	Mathews Jeffrey MD Facs	Surgeons	10.64 mi	(615) 443-1599	1 Review(s) 1.0
5	Tennessee Orthopedics	Orthopedists	10.66 mi	(615) 449-0990	1 Review(s) 5.0
6	STAR Physical Therapy	Physical Therapy	10.67 mi	(615) 466-5200	1 Review(s) 5.0
7	Pediatric Dentistry - Lebanon	Pediatric Dentists	10.71 mi	(615) 545-1812	1 Review(s) 4.0
8	Anycare 24	Medical Centers	10.81 mi	(615) 444-2121	3 Review(s) 3.5
9	Cumberland Skin	Dermatologists	10.83 mi	(615) 449-5771	13 Review(s) 3.0
10	Veterans Administration Medical Center	Hospitals	10.88 mi	(615) 867-6000	2 Review(s) 3.0
11	Alvin C York VA	Hospitals	10.9 mi	(615) 867-6000	8 Review(s) 3.0
12	Walmart Pharmacy	Pharmacy	10.98 mi	(615) 449-0611	1 Review(s) 1.0
13	Aspen Dental	General Dentistry	11.11 mi	(615) 444-5447	3 Review(s) 1.0
14	Jocelyne Miller, MD	Gastroenterologist	11.13 mi	(615) 885-1093	1 Review(s) 5.0
15	Children's Clinic East	Pediatricians	11.14 mi	(615) 466-9770	3 Review(s) 2.5
16	Fisher Dental	Cosmetic Dentists	11.21 mi	(615) 962-7262	6 Review(s) 4.5
17	Massages by Jon	Massage Therapy	11.22 mi	(931) 800-0106	1 Review(s) 5.0
18	MidTenn Primary Care	Walk-in Clinics	11.33 mi	(615) 547-6699	1 Review(s) 5.0
19	Kimberly Dryden Pitts DDS, PC	General Dentistry	11.34 mi	(615) 890-4587	1 Review(s) 1.0
20	Newman Dental Associates	General Dentistry	11.6 mi	(615) 470-8550	2 Review(s) 5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	5.6 mi	(615) 444-9797	5 Review(s) 4.5
2	Cedars Of Lebanon State Park	Parks	5.69 mi	(615) 443-2769	41 Review(s) 4.0
3	Guy Personal Defense	Gun/Rifle Ranges	7.84 mi	(615) 603-7824	6 Review(s) 5.0
4	Sellars State Farm Archaeological Area	Parks	9.01 mi		1 Review(s) 3.0
5	Cedar Crest Golf Club	Golf	9.27 mi	(615) 849-7837	4 Review(s) 5.0
6	Walter Hill Dam	Fishing	9.29 mi		4 Review(s) 4.0
7	Anytime Fitness	Gyms	9.8 mi	(615) 547-4736	7 Review(s) 4.5

8	Stones River Kayak and Canoe Rental	Rafting/Kayaking	9.81 mi	(615) 767-7501	3 Review(s)	5.0
9	Daybreak Farm & Riding Academy	Horseback Riding	10.42 mi	(615) 979-2199	3 Review(s)	5.0
10	Va Golf Course	Golf	10.71 mi	(615) 893-2543	3 Review(s)	3.5
11	The Gun Room	Sporting Goods	10.76 mi	(615) 453-6030	8 Review(s)	5.0
12	The Dancing Lights Of Christmas	Kids Activities	11.29 mi		20 Review(s)	3.0
13	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	11.94 mi	(804) 305-2321	1 Review(s)	5.0
14	Bloom Yoga Studio	Yoga	12.08 mi	(615) 547-8804	1 Review(s)	5.0
15	Wilkie's Outfitters	Rafting/Kayaking	12.11 mi	(615) 784-4179	1 Review(s)	5.0
16	Flat Rock Cedar Glades and Barrens State Natural Area	Hiking	12.11 mi	(615) 532-0431	2 Review(s)	3.5
17	McKnight Park	Parks	12.32 mi		2 Review(s)	4.5
18	SportsCom	Recreation Centers	12.41 mi	(615) 895-5040	9 Review(s)	3.5
19	Boro Beach	Kids Activities	12.43 mi		3 Review(s)	3.5
20	Guardian MMA Lebanon	Brazilian Jiu-jitsu	12.54 mi	(615) 506-0428	1 Review(s)	5.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Norene General Store	Department Stores	1.69 mi	(615) 286-2229	3 Review(s) 4.5
2	Parkland Flea Market	Flea Markets	6.06 mi	(615) 449-6050	7 Review(s) 3.0
3	Lebanon Vacuum & Sewing Center	Fabric Stores	6.26 mi	(615) 443-7644	3 Review(s) 3.5
4	Dollar General	Discount Store	6.26 mi	(615) 965-3350	2 Review(s) 3.5
5	Lascassas Feed Supply	Farmers Market	6.82 mi	(615) 893-4142	2 Review(s) 4.5
6	Country Store Quilt Shop	Fabric Stores	6.84 mi	(615) 444-4228	1 Review(s) 4.0
7	Medical Center Supply	Medical Supplies	7.44 mi	(615) 273-3426	1 Review(s) 5.0
8	Dollar General Store	Fashion	7.67 mi	(615) 237-0222	1 Review(s) 3.0
9	Thornton Metals Studio	Jewelry	8.1 mi	(615) 934-2771	1 Review(s) 5.0
10	Dainty Darlin	Accessories	8.15 mi	(615) 604-6897	1 Review(s) 5.0
11	Lascassas Drug	Drugstores	8.29 mi	(615) 933-2769	1 Review(s) 5.0
12	Country Cove Christmas Tree Farm	Christmas Trees	8.71 mi	(615) 848-8564	13 Review(s) 4.5
13	The Premier Group	Auction Houses	8.71 mi	(615) 456-8161	1 Review(s) 1.0
14	Turf Dynamics	Landscaping	9.23 mi	(615) 904-2211	1 Review(s) 5.0
15	Nana's Plant Farm	Nurseries & Gardening	9.24 mi	(615) 444-8733	3 Review(s) 4.5
16	The White Room	Bridal	10.13 mi	(615) 449-9756	28 Review(s) 4.0
17	Kian Toys	Toy Stores	10.2 mi	(615) 449-2440	4 Review(s) 2.0
18	Famous Footwear Outlet	Shoe Stores	10.22 mi	(615) 994-3056	2 Review(s) 4.0
19	Urban Threadz	Men's Clothing	10.23 mi	(615) 965-2380	1 Review(s) 5.0
20	Gymboree	Children's Clothing	10.26 mi	(615) 449-9340	2 Review(s) 3.5