

**644 Nickolas Dr**  
Lebanon, TN 37087

**SOLD!**

Auction  
05/26/2022 6:00 pm



Listed By (Agent):

**Jim Agee**

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Listed By (Agent):

**Charlie Pass**

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# ABSOLUTE AUCTION

**THURSDAY MAY 26, 2022 @ 6:00PM**

**LOCATION 644 & 646 NICKOLAS DR • LEBANON TN 37087**

## DIRECTIONS:

**From Historic Lebanon Square, travel west on West Main Street/Lebanon Road, 5.6 miles, turn right onto Five Oaks Blvd., 1.3 miles, turn left onto Nickolas Drive, property will be on left. Watch for signs!!!**

## **THURSDAY EVENING AUCTION**

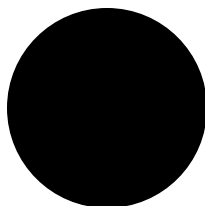
### **VILLAS at FIVE OAKS**

### **2 BUILDING LOTS**

**Two (2) Rare, Beautiful Building Lots (envelopes)**

**Each lot is typically 35' wide x 68' deep**

**Located in the Prestigious *Villas At Five Oaks* in the *Five Oaks Community*  
Private Element Horizontal Property Regime Development**



**Call Charlie Pass at 61 5-210-9930 or Jim Agee at 615-504-0963  
For Further Information**

***Estate of Aaron C. Watts - Steven R. Pearson, Executor***

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**

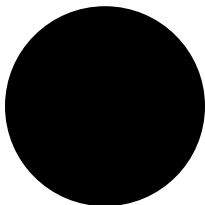
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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

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>	2022-05-26
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	644 Nickolas Dr
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction • Thursday May 26 @ 6pm 644 & 646 Nickolas Dr • Lebanon TN 2 Building Lots • Villas at Five Oaks
<b>Auction Time Start</b>	6:00 pm
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**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	Body Kneads	Skin Care	1.54 mi	(615) 449-7880	25 Review(s) 4.5
2	Jersey Mike's Subs	Sandwiches	1.9 mi	(615) 724-7458	26 Review(s) 2.5
3	1 China	Chinese	2.61 mi	(615) 965-2937	9 Review(s) 4.0
4	Snow White Drive In	American (Traditional)	2.63 mi	(615) 443-4299	114 Review(s) 4.0
5	Taco Bell	Mexican	2.86 mi	(615) 453-4225	8 Review(s) 3.0
6	Pizza Hut	Pizza	2.92 mi	(615) 449-3875	9 Review(s) 3.0
7	Dairy Queen Grill & Chill	Burgers	3.22 mi	(615) 239-3505	7 Review(s) 2.5
8	Frankie's Cafe	Cafes	3.27 mi	(615) 449-3140	9 Review(s) 4.0
9	Arby's	Fast Food	3.4 mi	(615) 444-6044	8 Review(s) 2.5
10	Wendy's	Burgers	3.46 mi	(615) 547-4391	11 Review(s) 2.5
11	Jimmy John's	Sandwiches	3.48 mi	(615) 784-4700	5 Review(s) 2.5
12	McDonald's	Fast Food	3.53 mi	(615) 449-1833	20 Review(s) 1.0
13	Honey Baked Ham Company	Meat Shops	3.56 mi	(615) 443-4267	8 Review(s) 3.0
14	Krystal	Burgers	3.58 mi	(615) 444-7587	7 Review(s) 2.0
15	China Wok	Chinese	3.61 mi	(615) 443-2266	14 Review(s) 2.5
16	Stroud's Barbeque	Barbeque	3.65 mi	(615) 444-6695	28 Review(s) 3.5
17	Mangos Mexican Restaurant	Mexican	3.66 mi	(615) 470-8289	53 Review(s) 3.5
18	Papa Murphy's	Pizza	3.68 mi	(615) 444-9211	6 Review(s) 3.5
19	Little Caesars Pizza	Pizza	3.78 mi	(615) 444-9969	7 Review(s) 4.0
20	Fat Mo's	Burgers	3.83 mi	(615) 547-4571	20 Review(s) 3.5

## Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	2.65 mi	(615) 444-2581	11 Review(s) 3.5
2	Kroger	Grocery	3.6 mi	(615) 449-4631	8 Review(s) 3.0
3	Al's Foodland	Grocery	5.16 mi	(615) 449-8293	4 Review(s) 2.5
4	La Tienda Hispana	Grocery	5.72 mi	(615) 444-9859	9 Review(s) 4.5
5	Dollar General	Discount Store	5.79 mi	(615) 547-8051	1 Review(s) 5.0
6	H. G. Hill's Grocery Store	Grocery	5.79 mi		1 Review(s) 1.0
7	ALDI	Grocery	6.18 mi	(855) 955-2534	4 Review(s) 4.5
8	Walmart Supercenter	Department Stores	6.34 mi	(615) 444-0471	23 Review(s) 2.0
9	Publix Super Markets	Grocery	7.71 mi	(615) 758-9830	3 Review(s) 5.0
10	Publix Super Markets	Grocery	7.71 mi	(615) 758-4200	15 Review(s) 4.0
11	Kroger	Grocery	7.78 mi	(615) 773-8700	6 Review(s) 3.5
12	Houston Meat & Produce	Grocery	7.85 mi	(615) 758-7226	31 Review(s) 4.5
13	Cedar Creek Market	Grocery	8.07 mi	(615) 773-6006	1 Review(s) 3.0
14	Dollar General	Grocery	8.53 mi	(423) 225-7340	1 Review(s) 1.0
15	Publix	Grocery	8.63 mi		1 Review(s) 5.0
16	Rice's Country Ham Store	Grocery	8.65 mi	(615) 758-2362	7 Review(s) 4.5
17	ALDI	Grocery	9.08 mi	(855) 955-2534	3 Review(s) 4.5
18	Walmart Supercenter	Grocery	9.35 mi	(615) 758-1121	10 Review(s) 3.0
19	Kroger	Grocery	9.56 mi	(615) 758-3300	14 Review(s) 3.5
20	Publix	Grocery	9.73 mi	(615) 773-0250	7 Review(s) 4.0

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	CareNow	Urgent Care	2.61 mi	(615) 938-7171	6 Review(s) 4.5
2	Optometric Physicians of Middle Tennessee	Optometrists	2.7 mi	(615) 444-2359	2 Review(s) 3.0
3	Lebanon Dental Care	General Dentistry	2.7 mi	(615) 784-4330	4 Review(s) 1.5
4	Vanderbilt Eye Institute	Ophthalmologists	2.83 mi		3 Review(s) 2.5
5	Pinnacle Dermatology- Lebanon	Dermatologists	2.84 mi	(615) 994-8201	3 Review(s) 1.0
6	Be Still & Breathe Salt Wellness Center	Halotherapy	2.91 mi	(615) 470-8500	3 Review(s) 4.5
7	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	2.93 mi	(615) 449-3222	7 Review(s) 5.0
8	The Town Doctor - Direct Primary Care	Family Practice	2.95 mi	(615) 547-6930	5 Review(s) 4.0
9	Cumberland Chiropractic and Sports Medicine	Chiropractors	2.96 mi	(615) 444-2234	3 Review(s) 5.0
10	John Kane, MD	Pediatricians	3.08 mi	(615) 443-6833	1 Review(s) 1.0
11	Abbey Paul MD	Sports Medicine	3.08 mi	(615) 449-0990	1 Review(s) 1.0
12	Centennial Pediatrics	Doctors	3.41 mi	(615) 453-1930	1 Review(s) 1.0
13	Bradshaw Medical Clinic	Family Practice	3.41 mi	(615) 444-4126	1 Review(s) 1.0
14	Womens Health Center	Obstetricians & Gynecologists	3.44 mi	(615) 449-6780	7 Review(s) 1.5
15	Lifetime Hearing Clinic	Audiologist	3.47 mi	(615) 443-4070	1 Review(s) 5.0
16	Doctor's Office	Doctors	3.47 mi	(615) 453-3645	2 Review(s) 1.5
17	Vanderbilt Wilson County Hospital	Hospitals	3.47 mi	(615) 444-8262	13 Review(s) 2.5
18	Hearing Health Center	Hearing Aid Providers	3.48 mi	(615) 444-5425	1 Review(s) 5.0
19	Beauty Boutique	Cosmetics & Beauty Supply	3.49 mi	(615) 547-4468	2 Review(s) 3.0
20	Neuhaus Foot & Ankle	Podiatrists	3.49 mi	(615) 219-5123	4 Review(s) 4.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Young's Performance Skis & Cycles	Jet Skis	0.64 mi	(615) 449-2373	1 Review(s) 1.0
2	Body Kneads	Skin Care	1.54 mi	(615) 449-7880	25 Review(s) 4.5
3	Sports Village Fitness	Trainers	2.39 mi	(615) 449-0031	10 Review(s) 4.0
4	World Classic Martial Arts	Martial Arts	2.91 mi	(615) 547-9606	1 Review(s) 5.0
5	Xtreme Paintball	Paintball	3.14 mi	(615) 547-2324	10 Review(s) 3.0
6	Premier Martial Arts	Martial Arts	3.32 mi	(615) 443-4783	1 Review(s) 5.0
7	Pro Pools	Swimming Pools	3.34 mi	(888) 352-7582	20 Review(s) 1.5
8	Julia's Body Shop	Trainers	3.73 mi	(615) 828-5385	2 Review(s) 5.0
9	Planet Fitness	Gyms	4.3 mi	(615) 994-6905	3 Review(s) 3.5
10	Don Fox Park	Parks	4.33 mi	(615) 449-0303	11 Review(s) 3.5
11	David Deaton Karate Studios	Martial Arts	4.39 mi	(615) 547-1754	4 Review(s) 5.0
12	Pro Bowling Center	Bowling	4.95 mi	(615) 449-3898	6 Review(s) 3.5

13	Jimmy Floyd Family Life Center	Fitness & Instruction	4.98 mi	(615) 453-4545	4 Review(s) 3.5
14	Intrigue Athletics	Gymnastics	5.1 mi	(615) 981-0231	1 Review(s) 1.0
15	Guardian MMA Lebanon	Brazilian Jiu-jitsu	5.13 mi	(615) 506-0428	1 Review(s) 5.0
16	Bloom Yoga Studio	Yoga	5.64 mi	(615) 547-8804	1 Review(s) 5.0
17	Wilkie's Outfitters	Rafting/Kayaking	5.68 mi	(615) 784-4179	1 Review(s) 5.0
18	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	5.69 mi	(804) 305-2321	1 Review(s) 5.0
19	KRB Firearms II & The Range	Guns & Ammo	6.41 mi	(615) 553-2319	6 Review(s) 3.0
20	The Dancing Lights Of Christmas	Kids Activities	6.91 mi		21 Review(s) 2.5

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Pharmacies	Drugstores	1.54 mi	(615) 874-2216	1 Review(s) 5.0
2	Optometric Physicians of Middle Tennessee	Optometrists	2.7 mi	(615) 444-2359	2 Review(s) 3.0
3	Vanderbilt Eye Institute	Ophthalmologists	2.83 mi		3 Review(s) 2.5
4	Music City Bricks	Hobby Shops	3.2 mi	(615) 965-6551	4 Review(s) 5.0
5	The Jewelers	Jewelry	3.24 mi	(615) 547-4444	2 Review(s) 5.0
6	Pro Pools	Swimming Pools	3.34 mi	(888) 352-7582	20 Review(s) 1.5
7	Harbor Freight	Hardware Stores	3.39 mi	(615) 453-5261	2 Review(s) 5.0
8	Harbor Freight	Hardware Stores	3.4 mi	(615) 527-4242	1 Review(s) 5.0
9	Aaron's	Electronics	3.41 mi	(615) 453-2286	2 Review(s) 1.0
10	Gibbs Pharmacy	Drugstores	3.42 mi	(615) 449-3355	9 Review(s) 2.5
11	Tractor Supply	Hardware Stores	3.46 mi	(615) 449-4466	5 Review(s) 2.5
12	Beauty Boutique	Cosmetics & Beauty Supply	3.49 mi	(615) 547-4468	2 Review(s) 3.0
13	Verizon	Mobile Phones	3.49 mi	(615) 443-2355	11 Review(s) 2.5
14	Hot Spring Spas of Music City	Hot Tub & Pool	3.51 mi	(615) 443-4441	13 Review(s) 5.0
15	K2 Agriculture & Turf	Farming Equipment	3.6 mi	(615) 547-6551	5 Review(s) 2.0
16	T-Mobile	Mobile Phones	3.6 mi	(615) 784-4269	7 Review(s) 4.0
17	Burdine Supply	Hardware Stores	3.68 mi	(615) 453-9222	1 Review(s) 4.0
18	Wilson Farmers Co-Op	Farming Equipment	3.76 mi	(615) 444-5212	1 Review(s) 5.0
19	GG's Jewelry & Gifts's	Jewelry	3.83 mi	(615) 449-8594	1 Review(s) 5.0
20	Cracker Barrel Corporate Office	Flowers & Gifts	3.88 mi	(615) 444-5533	22 Review(s) 2.0