

4617 Brown Leaf Dr
Old Hickory, TN 37138

SOLD!

Auction
04/06/2023 6:00 pm



Listed By (Agent):

Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

THURSDAY APRIL 6, 2023 @ 6:00PM

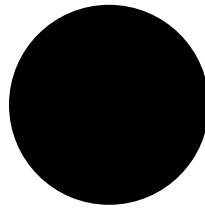
Located 4617 Brown Leaf Drive • Old Hickory, TN 37138

DIRECTIONS:

From I-40 take Exit-226 TN-171 N, 4.3 miles, turn left on Lebanon Road, 3.2 miles, turn right on Grandview Drive, .4 mile, turn left on Brookside Drive, .6 mile, turn right on Brown Leaf Drive. Watch for signs!!!

**2 STORY BRICK & VINYL HOME • 3 BEDROOMS •
2 BATH HOME**

HUNTERS CROSSING @ LANGFORD FARMS SUBDIVISION



RENOVATION READY!

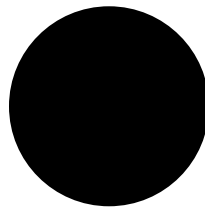
3 Bedroom, 2 Bath Brick and Vinyl House

Includes Living Room with Fireplace, Kitchen with Built-in Cabinets, Tile Floor

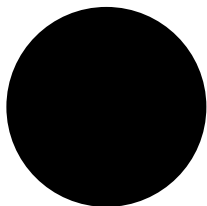
All Bedrooms are on Main Floor. Bonus Room above Single Car Garage

Nice Back Yard with Wooden Deck

Opportunity is Knocking!!!



**Call Jay White at 615.308.4421 or 615.444.0909
For Further Information**



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***Being sold under order of Chancery Court of Wilson County, Tennessee, Case No. 2022-CV-189,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction***

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

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

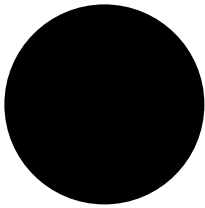
SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2023 property taxes will be prorated to date of deed; possession given 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!

Auction Date	2023-04-06
Buyer's Agent Comp.	Call for Details
Address Street	4617 Brown Leaf Dr
Address City	Old Hickory
Address State	TN
Address Zipcode	37138
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction • Chancery Court Auction Thursday April 6 @ 6pm 4617 Brown Leaf Dr • Old Hickory TN 3 Bedroom • 2 Bath House • Brick Home
Auction Time Start	6:00 pm

Auction Type	absolute
Is Home	yes

9	Sir Pizza	Pizza	0.92 mi	(615) 883-5353	33 Review(s) 3.5
10	Taqueria La Jarochita - Taco truck at Kwik Sak	Tacos	1.02 mi		1 Review(s) 5.0
11	Taqueria La Jarochita	Food Trucks	1.02 mi		0 N/A
12	Bojangles	Fast Food	1.14 mi	(615) 232-2618	32 Review(s) 2.5
13	Los Amigos Mexican Restaurant	Mexican	1.16 mi	(615) 915-3721	53 Review(s) 4.0
14	JB's Pour House	American (New)	1.17 mi	(615) 750-5925	251 Review(s) 3.5
15	Chikuyo Tei	Japanese	1.19 mi	(615) 432-2851	128 Review(s) 4.0
16	Bellacino's Pizza & Grinders	Pizza	1.23 mi	(615) 884-3020	51 Review(s) 4.0
17	Picasso Pizza	Pizza	1.23 mi	(615) 915-2647	1 Review(s) 1.0
18	McDonald's	Fast Food	1.29 mi	(615) 391-5101	28 Review(s) 1.5
19	Every Body's Nutrition	Juice Bars & Smoothies	1.35 mi	(805) 338-8296	4 Review(s) 5.0
20	Koftaky Grill	Egyptian	1.36 mi	(615) 316-2255	98 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Save-A-Lot 157	Grocery	0.8 mi	(615) 758-0837	0 N/A
2	Dollar General	Grocery	1.28 mi	(615) 541-8408	0 N/A
3	ALDI	Grocery	1.29 mi	(855) 955-2534	13 Review(s) 4.5
4	Publix Super Markets	Bakeries	1.37 mi	(615) 874-0898	32 Review(s) 4.0
5	DG Market + pOpshelf	Discount Store	1.55 mi	(615) 988-8489	2 Review(s) 5.0
6	Walmart Supercenter	Department Stores	1.56 mi	(615) 883-0201	51 Review(s) 1.5
7	Kroger	Grocery	1.72 mi	(615) 883-3317	18 Review(s) 2.5
8	Brignola Foods	Specialty Food	2.34 mi	(615) 847-5177	0 N/A
9	Rice's Country Hams	Grocery	2.58 mi	(615) 758-2362	10 Review(s) 4.0
10	Dollar General	Grocery	2.68 mi	(423) 225-7340	2 Review(s) 1.0
11	J M Market	Pizza	2.69 mi		0 N/A
12	K & Z Enterprise	Grocery	2.69 mi	(615) 754-9850	0 N/A
13	Los Amigos Market	Grocery	2.81 mi	(615) 758-0283	0 N/A
14	Texaco Food Marts	Grocery	2.87 mi	(615) 871-0910	0 N/A
15	J and F Market	Grocery	3.22 mi	(615) 885-7320	0 N/A
16	Curtis Cross Roads Market	Grocery	3.3 mi	(615) 822-0948	1 Review(s) 1.0
17	Kroger	Grocery	3.47 mi	(615) 773-8700	9 Review(s) 3.0
18	Dollar General	Grocery	3.48 mi	(615) 271-9548	1 Review(s) 1.0
19	Houston Meat & Produce	Grocery	3.48 mi	(615) 758-7226	35 Review(s) 4.5
20	Mexicali Market	Grocery	3.5 mi	(615) 884-1150	1 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Keeler Stephen PC	Family Practice	0.67 mi	(615) 847-8999	0 N/A
2	Body in Balance Massage Therapy	Massage Therapy	0.7 mi	(615) 521-8568	1 Review(s) 5.0
3	Witt Kenneth G DMD	General Dentistry	0.71 mi	(615) 754-0406	0 N/A
4	Hermitage Chiropractic Center	Chiropractors	0.72 mi	(615) 758-7653	0 N/A
5	Explore Chiropractic	Chiropractors	0.72 mi	(615) 758-5650	7 Review(s) 5.0
6	Pregnancy Care Center	Crisis Pregnancy Centers	0.87 mi	(615) 773-4673	0 N/A
7	Maness Family Practice And Walk In Clinic	Family Practice	0.9 mi	(615) 288-4470	3 Review(s) 3.5
8	Dental Health Partners of Nashville	General Dentistry	0.91 mi	(615) 754-2070	0 N/A
9	Schmitt Dental	General Dentistry	0.91 mi	(615) 754-2070	1 Review(s) 5.0
10	Crockarell Danny, DDS	General Dentistry	0.91 mi	(615) 754-2070	0 N/A
11	Davis Fred D OD	Optometrists	0.93 mi	(615) 883-1010	0 N/A
12	Weaver Jennifer Cfnp	Doctors	0.97 mi	(615) 874-3422	0 N/A
13	Goodson Celia MD	Doctors	0.97 mi	(615) 874-3422	0 N/A
14	Eye Spec's Unlimited	Optometrists	0.97 mi	(615) 883-1010	0 N/A
15	Always Dream Spa	Body Contouring	1.06 mi	(615) 779-3287	1 Review(s) 4.0
16	Significant Physical Therapy & Neuropathy Care Center	Physical Therapy	1.17 mi	(615) 232-9201	3 Review(s) 5.0
17	Take Care Clinic	Medical Centers	1.19 mi	(866) 825-3227	0 N/A
18	America's Best Contacts & Eyeglasses	Eyewear & Opticians	1.19 mi	(615) 514-2499	23 Review(s) 2.5
19	Nashville Foot Group	Podiatrists	1.22 mi	(615) 885-2339	0 N/A
20	Nicholls Berkeley H DPM	Podiatrists	1.22 mi	(615) 885-2339	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Action Marine Center	Boating	0.64 mi	(615) 773-1234	0 N/A
2	Mid Tenn Auto & Marine Service	Boating	0.75 mi	(615) 773-1495	0 N/A
3	La Petite Academy of Old Hickory	Preschools	0.79 mi	(855) 389-6464	0 N/A
4	Nashville Jet Ski Rentals	Jet Skis	0.83 mi	(615) 948-7968	0 N/A
5	Iron Fit Gym & Wellness Center	Gyms	0.87 mi	(615) 815-6824	0 N/A
6	Cornett's Secret Art of Praying Mantis Kung Fu	Chinese Martial Arts	0.88 mi	(615) 686-3035	2 Review(s) 5.0
7	Nashville Dojo Isshinryu Karate	Karate	0.9 mi	(615) 784-9655	1 Review(s) 5.0
8	Vollis Beach	Sports Clubs	1.17 mi	(615) 930-9522	0 N/A
9	Workout Anytime - Hermitage	Gyms	1.25 mi	(615) 730-7459	14 Review(s) 3.5
10	Spirit Martial Arts	Taekwondo	1.39 mi	(615) 477-3038	0 N/A
11	Shutes Branch Recreation Area	Paddleboarding	1.43 mi	(615) 754-4847	3 Review(s) 4.5
12	CrossFit P23	Gyms	1.66 mi	(615) 784-8201	0 N/A
13	Shin's Martial Arts Institute	Martial Arts	1.67 mi	(615) 758-7870	0 N/A
14	The Rumpus Room	Indoor Playcentre	1.73 mi	(615) 754-6799	4 Review(s) 4.0
15	Tri-Fit Bootcamp Mt. Juliet	Boot Camps	1.74 mi	(615) 239-9479	2 Review(s) 5.0
16	Universal Gymnastics	Gymnastics	2.18 mi	(615) 758-4791	6 Review(s) 5.0
17	Sanders Ferry Disc Golf Course	Disc Golf	2.25 mi		3 Review(s) 4.5
18	Strike Zone Academy	Trainers	2.66 mi	(615) 516-5311	3 Review(s) 4.5
19	Scuba Shack Nashville	Scuba Diving	2.73 mi	(615) 847-2822	4 Review(s) 4.5
20	Professional Golf Events	Golf	2.78 mi	(615) 847-0334	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Bobbie's Beauty World	Cosmetics & Beauty Supply	0.47 mi	(615) 754-5786	0 N/A
2	Woodline USA	Hardware Stores	0.64 mi	(615) 758-1370	1 Review(s) 5.0
3	Brick's Fashions	Women's Clothing	0.66 mi	(615) 288-2604	0 N/A
4	Mattress Mart	Mattresses	0.66 mi	(615) 553-2982	0 N/A
5	4EverEcig	Vape Shops	0.67 mi	(615) 651-8050	0 N/A
6	Eggshell-Art	Art Supplies	0.67 mi	(615) 754-7776	1 Review(s) 1.0
7	Second Time Around Consignment	Thrift Stores	0.67 mi		1 Review(s) 5.0
8	O'Reilly Auto Parts	Auto Parts & Supplies	0.68 mi	(615) 583-5000	0 N/A
9	County Record Services	Office Equipment	0.7 mi	(615) 773-4456	1 Review(s) 5.0
10	Tractor Supply	Home & Garden	0.7 mi	(615) 754-4700	5 Review(s) 4.5
11	American Business Copiers	Office Equipment	0.71 mi	(615) 754-2233	0 N/A
12	The Basement Marketplace	Home Decor	0.72 mi	(615) 754-9500	3 Review(s) 4.5
13	RC Trailers	Trailer Dealers	0.73 mi	(615) 790-3141	0 N/A
14	Lotus Beauty Bar	Hair Salons	0.74 mi		0 N/A
15	Lebanon Market	Tobacco Shops	0.74 mi	(615) 758-8120	0 N/A
16	Antiques & More	Antiques	0.74 mi	(615) 758-5520	0 N/A
17	Mudd Charles L	Furniture Stores	0.78 mi	(615) 758-2886	0 N/A
18	Furniture & Bedding	Furniture Stores	0.81 mi	(615) 758-0858	0 N/A
19	Music Row Picture Framing	Framing	0.87 mi	(615) 712-6518	1 Review(s) 1.0
20	Permenant Cosmetics Faces Etc	Cosmetics & Beauty Supply	0.92 mi	(615) 866-9567	0 N/A