

224 Bonnaridge Dr
Hermitage, TN 37076

SOLD!

Auction
04/20/2023 6:00 pm



Listed By (Agent):

Harry Bennett

Phone (Office): 615-444-0909

Phone (Cell): 615-804-5527

Email: bennett@realtracs.com



ABSOLUTE AUCTION

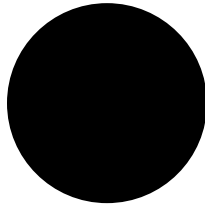
THURSDAY APRIL 20, 2023 @ 6:00PM

Located 224 Bonnaridge Dr • Hermitage, TN 37076

DIRECTIONS:

From I-40 Exit 221 Old Hickory Blvd/TN-45 toward Hermitage, 3 miles, left on Lebanon Pike, .5 mile, turn right on Jacksonian Drive, .3 mile, turn right on Bonnacreek Drive, turn left on Bonnaridge Drive. Watch for signs!!!

3 BEDROOM BRICK HOME FENCED YARD • FINISHED BASEMENT



NEAT, CLEAN 3 BEDROOM • 2.5 BATH HOME

Approximately 2562 sq. ft. Under Roof

Living Room, Dining Room with original Hardwood Flooring

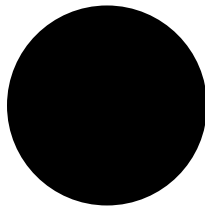
Eat-In Kitchen with Stainless Steel Appliances, Built-In Cabinets, and tons of storage

2 Bedrooms, 1.5 Baths upstairs

Downstairs, 1 Bedroom, 1 Bath, Den with Built-In Desk, Bay Window, Flex Space on 4th Bedroom

plus Oversized Multi-Function Utility Room that could also be an exercise room

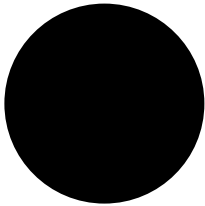
Walk Out Basement has own private entrances, easily converted to In-law Suite



**IDEAL HOME OR INVESTMENT PROPERTY
*Close To BNA And Downtown Nashville***



**Call Harry Bennett at 615.804.5527 or 615.444.0909
For Further Information**



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Helen Benedict - Executor

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 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

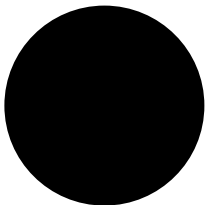
TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

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!

Auction Date	2023-04-20
Buyer's Agent Comp.	Call for Details
Address Street	224 Bonnaridge Dr

Address City	Hermitage
Address State	TN
Address Zipcode	37076
County	Davidson
Property Type	Residential
Auction Highlights	Absolute Auction Thursday April 20, 2023 @ 6pm 224 Bonnaridge Dr • Hermitage 3 Bedroom Brick Home with Tons of Expansion Space!
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes



ABSOLUTE AUCTION Thursday April 20, 2023 6:00 PM
224 BONNARIDGE DRIVE, HERMITAGE, TN 37076
3 BEDROOM BRICK HOME
FENCED BACK YARD • FINISHED BASEMENT



NEAT, CLEAN 3 BEDROOM • 2.5 BATH HOME
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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	Super Wok	Chinese	0.29 mi	(615) 232-8503	58 Review(s) 2.5
2	Ls Pizza	Pizza	0.29 mi	(615) 585-4500	0 N/A
3	larena cafe	Burgers	0.29 mi	(615) 964-7697	9 Review(s) 4.5
4	Mozzarella Pizzeria	Pizza	0.29 mi	(615) 902-6040	124 Review(s) 4.0
5	McDonald's	Burgers	0.35 mi	(615) 883-7250	19 Review(s) 2.0
6	Legends Bar & Grill	Restaurants	0.37 mi	(615) 882-0100	3 Review(s) 2.5
7	First Watch	Breakfast & Brunch	0.38 mi	(615) 391-1730	440 Review(s) 4.0
8	Steamboys	Chinese	0.38 mi	(615) 942-5654	178 Review(s) 4.5
9	El Toro Loco	Mexican	0.38 mi	(615) 835-3872	95 Review(s) 4.5
10	Las Islas Mexican Seafood	Seafood	0.38 mi	(615) 730-7613	2 Review(s) 5.0
11	La Estrella Tacos y Mas	Tacos	0.38 mi	(629) 203-7167	2 Review(s) 5.0
12	Marco's Pizza	Pizza	0.39 mi	(615) 461-0009	6 Review(s) 5.0
13	Tropical Smoothie Cafe	Juice Bars & Smoothies	0.39 mi	(615) 915-2991	11 Review(s) 4.0
14	Bonfire	Mongolian	0.41 mi	(615) 942-6230	9 Review(s) 3.0
15	Five Guys	Burgers	0.41 mi	(615) 988-2659	10 Review(s) 3.5
16	Cancun Market	Tacos	0.45 mi	(615) 541-7376	0 N/A
17	Taqueria y Mariscos La Frontera	Barbeque	0.46 mi	(615) 883-0813	2 Review(s) 2.0
18	Chili's	American (Traditional)	0.46 mi	(615) 872-7188	101 Review(s) 2.0
19	Sakura Japanese Steakhouse	Japanese	0.47 mi	(615) 883-1498	151 Review(s) 3.0
20	Waffle House - Hermitage	Breakfast & Brunch	0.51 mi	(615) 391-1952	15 Review(s) 3.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Mexicali Market	Grocery	0.29 mi	(615) 884-1150	1 Review(s) 4.0
2	Dollar General	Grocery	0.29 mi	(615) 271-9548	1 Review(s) 1.0
3	J and F Market	Grocery	0.4 mi	(615) 885-7320	0 N/A
4	Best Stop	Grocery	0.51 mi	(615) 883-3535	1 Review(s) 3.0
5	Texaco Food Marts	Grocery	0.72 mi	(615) 871-0910	0 N/A
6	Kroger	Grocery	1.65 mi	(615) 883-4441	59 Review(s) 2.5
7	Kroger	Grocery	1.89 mi	(615) 883-3317	17 Review(s) 2.5
8	DG Market + pOpshelf	Discount Store	2.02 mi	(615) 988-8489	2 Review(s) 5.0

9	Walmart Supercenter	Department Stores	2.03 mi	(615) 883-0201	52 Review(s) 1.5
10	Publix Super Markets	Bakeries	2.21 mi	(615) 874-0898	32 Review(s) 4.0
11	ALDI	Grocery	2.34 mi	(855) 955-2534	13 Review(s) 4.5
12	Brignola Foods	Specialty Food	2.57 mi	(615) 847-5177	0 N/A
13	DG Market	Grocery	2.71 mi	(629) 666-2230	0 N/A
14	DG Market	Discount Store	2.71 mi	(629) 666-2230	0 N/A
15	Osborne Brothers	Grocery	2.72 mi	(615) 885-7338	0 N/A
16	Save-A-Lot 157	Grocery	2.92 mi	(615) 758-0837	0 N/A
17	Dollar General	Grocery	3.13 mi	(615) 601-3300	0 N/A
18	Food Lion	Delis	3.2 mi	(615) 871-0280	14 Review(s) 2.5
19	Dollar General	Grocery	3.36 mi	(615) 526-6870	0 N/A
20	Kroger	Grocery	3.36 mi	(615) 883-0121	29 Review(s) 3.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Legacy Fitness Center	Circuit Training Gyms	0.3 mi	(615) 953-3177	6 Review(s) 4.5
2	Nexus Fitness	Trainers	0.33 mi	(615) 972-0138	0 N/A
3	Dube Orthopedics and Physical Therapy	Physical Therapy	0.37 mi	(615) 712-9434	0 N/A
4	Sunny Bant, DDS - Sunny Smiles Family Dentistry	Cosmetic Dentists	0.37 mi	(615) 505-1111	3 Review(s) 3.5
5	Sunny Smiles Family Dentistry	Endodontists	0.37 mi	(615) 505-1111	2 Review(s) 4.5
6	LJY Reflexology	Massage	0.38 mi	(615) 835-2603	15 Review(s) 4.0
7	Zoo Crew Pediatric Dentistry	Pediatric Dentists	0.38 mi	(615) 889-1654	6 Review(s) 3.5
8	Witherow Orthodontics	Orthodontists	0.38 mi	(615) 754-2027	1 Review(s) 5.0
9	Burdeshaw Charles A DDS PC	Pediatric Dentists	0.38 mi	(615) 889-1654	0 N/A
10	Larry Bob L DDS	Oral Surgeons	0.38 mi	(615) 889-1654	0 N/A
11	Charles A Burdeshaw D D S PC	Pediatric Dentists	0.38 mi	(615) 889-1654	0 N/A
12	IVX Health	Medical Centers	0.39 mi	(615) 367-1444	0 N/A
13	Aspen Dental	General Dentistry	0.4 mi	(855) 998-0928	20 Review(s) 2.0
14	Ideal Dental Hermitage	General Dentistry	0.41 mi	(615) 334-5416	3 Review(s) 5.0
15	Let's Face It By Vicki	Medical Spas	0.45 mi	(615) 473-0800	9 Review(s) 5.0
16	Saint Thomas Medical Partners - Hermitage	Family Practice	0.47 mi		0 N/A
17	Medworx weight loss	Weight Loss Centers	0.52 mi	(615) 467-5590	0 N/A
18	Keith N Shrum,DDS	Periodontists	0.53 mi	(615) 883-4600	3 Review(s) 3.5
19	Nashville Foot Group	Sports Medicine	0.54 mi	(615) 370-8880	0 N/A
20	Hermitage Massage Therapy	Massage Therapy	0.56 mi	(615) 649-8049	4 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Legacy Fitness Center	Circuit Training Gyms	0.3 mi	(615) 953-3177	6 Review(s) 4.5
2	Nexus Fitness	Trainers	0.33 mi	(615) 972-0138	0 N/A
3	Rise Above Fitness	Gyms	0.33 mi	(629) 702-3178	3 Review(s) 3.5
4	Hermitage Strike and Spare	Bowling	0.36 mi	(615) 883-8900	20 Review(s) 4.0
5	HOTWORX - Hermitage	Yoga	0.38 mi	(615) 499-5012	0 N/A
6	Planet Fitness	Gyms	0.42 mi	(615) 944-3900	24 Review(s) 3.5
7	Altitude Trampoline Park	Trampoline Parks	0.43 mi	(615) 455-5800	31 Review(s) 3.0
8	Karate School of Nashville	Karate	0.46 mi	(615) 889-3955	0 N/A
9	Hermitage Dance Academy	Dance Studios	0.52 mi	(615) 231-7100	2 Review(s) 5.0
10	Craftsman On The Hill	Bars	0.52 mi	(615) 679-9019	9 Review(s) 3.5
11	Execufit Wellness Center	Gyms	0.54 mi	(615) 739-6824	0 N/A
12	Boom Gym & Fitness	Trainers	0.56 mi	(615) 712-6148	1 Review(s) 1.0
13	Gaines Fitness & Aerobic Center	Gyms	0.56 mi	(615) 883-9799	0 N/A
14	Artistry In Motion Dance Center	Dance Studios	0.58 mi	(615) 885-1915	1 Review(s) 5.0
15	Magnitude 10.0 Gymnastics	Gymnastics	0.64 mi	(615) 883-5166	5 Review(s) 5.0
16	Competitive Edge Strength and Conditioning	Trainers	0.67 mi	(615) 678-7618	2 Review(s) 5.0
17	Stones River Greenway Fitness Trail	Parks	0.69 mi		20 Review(s) 4.5
18	Crossfit Hermitage	Interval Training Gyms	0.76 mi	(615) 496-4080	22 Review(s) 5.0
19	BC Cycles-Scooter City	Motorcycle Dealers	0.82 mi	(615) 874-8747	3 Review(s) 3.5
20	United Martial Concepts	Chinese Martial Arts	0.83 mi	(615) 499-6513	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Capitol Communications	Office Equipment	0.18 mi	(615) 244-6717	0 N/A
2	Metro by T-Mobile	Mobile Phones	0.28 mi	(629) 888-4074	0 N/A
3	Metro by T-Mobile	Mobile Phones	0.28 mi	(629) 888-4074	0 N/A
4	Metro by T-Mobile	Mobile Phones	0.28 mi	(629) 888-4074	0 N/A
5	Dollar General	Grocery	0.29 mi	(615) 271-9548	1 Review(s) 1.0
6	The Game Keep	Hobby Shops	0.3 mi	(615) 883-4800	23 Review(s) 3.5
7	Music City Pawn	Pawn Shops	0.3 mi	(615) 432-2961	1 Review(s) 1.0
8	Cricket Wireless Authorized Retailer	Mobile Phones	0.3 mi	(615) 891-1696	0 N/A
9	O'Reilly Auto Parts	Auto Parts & Supplies	0.3 mi	(615) 231-6069	3 Review(s) 5.0
10	Gabe's Electronics	Electronics	0.34 mi	(615) 889-4446	47 Review(s) 2.0
11	Mellow Vape 2	Vape Shops	0.35 mi	(615) 942-5408	1 Review(s) 5.0
12	Mattress King	Mattresses	0.38 mi	(615) 889-8186	0 N/A
13	Picture This Creative Framing & Gallery	Framing	0.38 mi	(615) 889-5640	18 Review(s) 4.5
14	AT&T Store	Mobile Phones	0.38 mi	(615) 970-7887	23 Review(s) 1.5
15	Smokeusa	Vape Shops	0.38 mi	(615) 487-0725	4 Review(s) 2.5
16	Ingram Jewelers	Jewelry	0.38 mi	(615) 874-0900	8 Review(s) 4.5
17	T-Mobile	Mobile Phones	0.4 mi	(615) 871-7441	8 Review(s) 2.5
18	Mattress Firm Hermitage	Mattresses	0.4 mi	(615) 886-4818	6 Review(s) 4.5
19	The Holistic Connection Hermitage	Vitamins & Supplements	0.41 mi	(615) 651-8198	0 N/A
20	Let's Face It By Vicki	Medical Spas	0.45 mi	(615) 473-0800	9 Review(s) 5.0