

107 Ten Throw Drive
Lebanon, TN 37087

SOLD!

Auction
05/09/2024 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 MAY 9, 2024

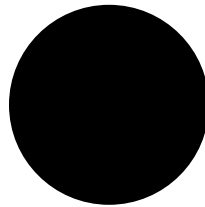
**LOCATION 107 TEN THROW DRIVE • LEBANON TN
37087**

DIRECTIONS:

From Historic Lebanon Square, travel south on South Cumberland Street, 1.5 miles, turn right onto Holloway Drive, turn left onto Piedmont Drive, .2 mile, turn left onto Quita Circle, .2 mile, turn right onto Ten Throw Drive. Watch for signs!!!

BRICK RANCH HOUSE ***4 BEDROOMS • 2 FULL BATHS***

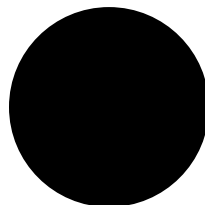
**â, MID WEEK AUCTION â,
*Auction Starts at 6pm***



SINGLE LEVEL BRICK RANCH ***CONVENIENT LOCATION***

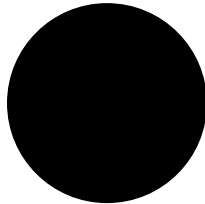
Featuring 4 Bedrooms, 2 Full Baths, with New Flooring
Kitchen features Built-in Cabinets, lots of Bright Light and Windows
Rec Room or 4th Bed Room 13x23 Features Fireplace
Large Living Room / Dining Room Combination
Level Lot with Mature Trees
Per tax records home is 1625 sq. ft. sitting on .37 Acre

Well Maintained • Recent Updates





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



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Owners - Roy & Tammy Shrum

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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.

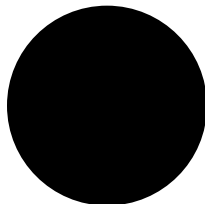
TITLE: Seller will furnish warranty deed; prorate 2024 property taxes; give possession with deed.

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	2024-05-09
Buyer's Agent Comp.	Call for Details

Address Street	107 Ten Throw Drive
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Thursday May 9, 2024 @ 6pm 107 Ten Throw Drive • Lebanon TN 4 Bedroom • 2 Bath Ranch Home
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION **THURSDAY**
May 9, 2024
6:00 PM

107 TEN THROW DRIVE, LEBANON, TN 37087

BRICK RANCH HOUSE
4 BEDROOMS • 2 FULL BATHS

SINGLE LEVEL BRICK RANCH
CONVENIENT LOCATION

Featuring 4 Bedrooms, 2 Full Baths, with New Flooring, Almond Hardware Built In Cabinets, Lots of Bright Light and Windows, Large Living Room (Living Room Combination, Level Lot with Mature Trees, Pay tax records for \$250,000, sitting on 37 Acres.

Well Maintained • Recent Updates

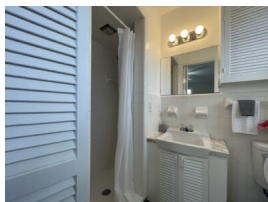
IDEAL FOR FIRST TIME HOME OWNER • INVESTOR

Call Jay White at 615-508-4421 or 615-444-0909 For Further Information

Open House - May 8 & Saturday Open House - May 9, 2024

Agee & Johnson Realty and Auction, Inc. 107 Ten Throw Drive, Lebanon, TN 37087

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



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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	Los Compadres	Mexican	0.25 mi	(615) 444-3737	108 Review(s) 3.5
2	Shoney's Restaurant	American	0.26 mi	(615) 444-2447	47 Review(s) 3.4
3	O'Charley's Restaurant & Bar	American	0.3 mi	(615) 453-1185	85 Review(s) 2.8
4	Waffle House	Breakfast & Brunch	0.32 mi	(615) 449-2459	21 Review(s) 2.0
5	Waffle House	Breakfast & Brunch	0.32 mi	(615) 449-2459	1 Review(s) 4.0
6	Pizza Hut	Pizza	0.32 mi	(615) 444-1786	20 Review(s) 1.7
7	Taco Bell	Fast Food	0.34 mi	(615) 449-4858	21 Review(s) 2.1
8	El Molino Mexican Restarurant	Mexican	0.35 mi	(615) 449-9300	78 Review(s) 3.8
9	Arby's	Fast Food	0.35 mi	(615) 449-0077	16 Review(s) 2.1
10	Wendy's	Fast Food	0.36 mi	(615) 547-4022	20 Review(s) 2.4
11	KFC	Fast Food	0.38 mi	(615) 449-0971	25 Review(s) 2.0
12	Chick-fil-A	Fast Food	0.41 mi	(615) 444-3005	46 Review(s) 3.1
13	Dairy Queen Ltd Brazier	Fast Food	0.42 mi	(615) 453-8991	3 Review(s) 3.0
14	Subway	Sandwiches	0.43 mi	(615) 453-8991	3 Review(s) 2.0
15	Subway	Sandwiches	0.44 mi	(615) 443-7827	3 Review(s) 3.0
16	Logan's Roadhouse	American	0.45 mi	(615) 453-7007	85 Review(s) 2.2
17	McDonald's	Fast Food	0.46 mi	(615) 449-3299	24 Review(s) 2.1
18	Hardee's	Fast Food	0.5 mi	(615) 443-0324	12 Review(s) 1.7
19	Zaxby's Chicken Fingers & Buffalo Wings	Chicken Wings	0.54 mi	(615) 449-4566	29 Review(s) 3.6
20	Cook Out	Fast Food	0.54 mi		14 Review(s) 2.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	0.46 mi	(855) 955-2534	5 Review(s) 4.6
2	Walmart Supercenter	Department Stores	0.85 mi	(615) 444-0471	39 Review(s) 1.8
3	La Tienda Hispana	Grocery	1.45 mi	(615) 444-9859	9 Review(s) 4.3
4	Dollar General	Grocery	2.03 mi	(615) 784-5191	1 Review(s) 1.0
5	Kroger	Grocery	2.64 mi	(615) 449-4631	18 Review(s) 2.7
6	DG Market + pOpshelf	Discount Store	2.83 mi	(615) 965-4320	1 Review(s) 1.0
7	Al's Foodland	Grocery	2.83 mi	(615) 449-8293	9 Review(s) 2.7
8	Publix Super Markets	Grocery	3.56 mi	(615) 444-2581	23 Review(s) 3.3

9	Dollar General	Discount Store	5.94 mi	(615) 965-3350	2 Review(s) 3.5
10	Publix - Lebanon	Grocery	5.94 mi	(615) 443-4349	4 Review(s) 5.0
11	H. G. Hill's Grocery Store	Grocery	6.1 mi		1 Review(s) 1.0
12	Dollar General	Discount Store	6.1 mi	(615) 547-8051	2 Review(s) 5.0
13	Kroger	Grocery	6.33 mi	(615) 883-4259	1 Review(s) 1.0
14	Gladeville Smoke Shop	Tobacco Shops	8.29 mi	(615) 443-2226	1 Review(s) 1.0
15	Dollar General	Grocery	8.29 mi	(615) 250-3534	4 Review(s) 1.8
16	Three Forks Marketplace	Grocery	11.25 mi	(615) 237-9777	4 Review(s) 3.0
17	Dollar General	Discount Store	11.6 mi	(615) 553-3482	3 Review(s) 3.0
18	ALDI	Grocery	11.65 mi	(855) 955-2534	3 Review(s) 4.3
19	Kroger	Grocery	11.73 mi	(615) 758-3300	24 Review(s) 2.9
20	Publix	Grocery	11.78 mi	(615) 773-0250	16 Review(s) 3.8

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	0.47 mi	(615) 444-2121	3 Review(s) 4.7
2	America's Best Contacts & Eyeglasses	Optometrists	0.69 mi	(615) 994-3989	1 Review(s) 5.0
3	Aspen Dental	General Dentistry	0.77 mi	(855) 998-0928	8 Review(s) 1.0
4	Walmart Pharmacy	Pharmacy	0.85 mi	(615) 449-0611	1 Review(s) 1.0
5	Cumberland Skin	Dermatologists	0.92 mi	(615) 449-5771	19 Review(s) 2.8
6	Cumberland Skin Surgery And Dermatology - Lebanon	Dermatologists	0.92 mi	(615) 449-5771	1 Review(s) 5.0
7	Newman Dental Associates	General Dentistry	1.29 mi	(615) 470-8550	7 Review(s) 3.6
8	Children's Clinic East, PC	Pediatricians	1.31 mi	(615) 466-9770	5 Review(s) 2.6
9	Jocelyne Miller, MD	Gastroenterologist	1.32 mi	(615) 885-1093	2 Review(s) 5.0
10	Mathews Jeffrey MD Facs	Surgeons	1.33 mi	(615) 443-1599	1 Review(s) 1.0
11	Pediatric Dentistry - Lebanon	Pediatric Dentists	1.34 mi	(615) 545-1812	2 Review(s) 4.5
12	Tennessee Orthopedics	Orthopedists	1.37 mi	(615) 449-0990	1 Review(s) 5.0
13	Hughston Clinic Orthopaedics	Orthopedists	1.4 mi	(615) 547-6700	3 Review(s) 2.0
14	Kearny Kathleen R MD	Cardiologists	1.4 mi	(615) 449-6868	1 Review(s) 5.0
15	Tate MediSpa	Medical Spas	1.4 mi	(615) 444-1173	4 Review(s) 3.3
16	The Massage Collection	Reflexology	1.65 mi	(615) 443-1974	2 Review(s) 3.0
17	Tennessee Family Dental - Lebanon	Cosmetic Dentists	1.67 mi	(615) 444-3185	6 Review(s) 4.3
18	Grosch Counseling Center LLC	Counseling & Mental Health	1.69 mi	(615) 444-7885	1 Review(s) 2.0
19	Psychiatric Center At McFarland Hospital	Hospitals	1.7 mi	(615) 444-2363	1 Review(s) 1.0
20	Gallaher John OD	Optometrists	1.71 mi	(615) 444-9111	2 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Wilson United Soccer Club	Amateur Sports Teams	0.7 mi		1 Review(s) 5.0
2	Anytime Fitness	Gyms	0.84 mi	(615) 547-4736	8 Review(s) 4.5
3	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.58 mi	(804) 305-2321	1 Review(s) 5.0
4	Wilkie's Outfitters	Rafting/Kayaking	1.79 mi	(615) 784-4179	1 Review(s) 5.0
5	Flex Fitness	Gyms	1.94 mi	(615) 450-6151	1 Review(s) 5.0
6	The Dancing Lights Of Christmas	Kids Activities	1.95 mi		25 Review(s) 3.2
7	David Deaton Karate Studios	Martial Arts	2.02 mi	(615) 547-1754	5 Review(s) 5.0
8	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.04 mi	(615) 506-0428	1 Review(s) 5.0
9	Pro Bowling Center	Bowling	2.11 mi	(615) 449-3898	8 Review(s) 3.4
10	Planet Fitness	Gyms	2.13 mi	(615) 994-6905	3 Review(s) 4.7
11	Jimmy Floyd Family Life Center	Fitness & Instruction	2.28 mi	(615) 453-4545	8 Review(s) 3.5
12	Don Fox Park	Parks	2.37 mi	(615) 449-0303	12 Review(s) 3.3
13	Julia's Body Shop	Trainers	2.55 mi	(615) 828-5385	2 Review(s) 5.0
14	Pro Pools	Swimming Pools	2.88 mi	(888) 352-7582	26 Review(s) 1.5
15	Premier Martial Arts	Martial Arts	2.97 mi	(615) 443-4783	1 Review(s) 5.0
16	World Classic Martial Arts	Martial Arts	3.29 mi	(615) 547-9606	1 Review(s) 5.0
17	Sellers State Farm Archaeological Area	Parks	3.62 mi		1 Review(s) 3.0
18	Sports Village Fitness	Trainers	3.81 mi	(615) 449-0031	13 Review(s) 4.4
19	US Ju Jitsu & Karate Center	Karate	3.81 mi	(615) 974-0246	1 Review(s) 5.0
20	Veneshia Yoga	Yoga	4.79 mi	(615) 808-1600	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Beloved Formals	Bridal	0.17 mi	(615) 449-4548	3 Review(s)	1.0
2	Sunglass Hut	Sunglasses	0.3 mi	(615) 444-5767	1 Review(s)	5.0
3	The Children's Place Outlet	Children's Clothing	0.32 mi	(615) 443-2820	1 Review(s)	1.0
4	Zales Outlet	Watches	0.36 mi	(615) 453-2882	1 Review(s)	1.0
5	Polo Ralph Lauren Factory Store	Outlet Stores	0.38 mi	(615) 444-0215	9 Review(s)	3.7
6	Carter's Babies & Kids	Accessories	0.38 mi	(615) 453-5392	2 Review(s)	4.5
7	Wilson Leather	Leather Goods	0.38 mi	(615) 453-0790	2 Review(s)	4.5
8	Gap Factory	Men's Clothing	0.38 mi	(740) 948-9287	2 Review(s)	3.5
9	Coach Store	Leather Goods	0.4 mi	(615) 443-3688	2 Review(s)	4.0
10	Gymboree	Children's Clothing	0.4 mi	(615) 449-9340	2 Review(s)	3.5
11	Urban Threadz	Men's Clothing	0.41 mi	(615) 965-2380	1 Review(s)	5.0
12	Talbots Outlet	Accessories	0.41 mi	(615) 257-2414	1 Review(s)	4.0
13	Famous Footwear Outlet	Shoe Stores	0.42 mi	(615) 994-3056	3 Review(s)	3.0
14	4EverEcig	Vape Shops	0.45 mi	(615) 547-9351	3 Review(s)	2.7
15	Kian Toys	Toy Stores	0.45 mi	(615) 449-2440	4 Review(s)	1.8
16	Boot Barn	Shoe Stores	0.49 mi	(615) 449-9636	7 Review(s)	1.7
17	The White Room	Bridal	0.5 mi	(615) 449-9756	35 Review(s)	3.6
18	Lowe's Home Improvement	Hardware Stores	0.57 mi	(615) 547-7236	22 Review(s)	2.5
19	Ferguson Selection Center	Appliances	0.63 mi	(615) 444-2111	1 Review(s)	5.0
20	America's Best Contacts & Eyeglasses	Optometrists	0.69 mi	(615) 994-3989	1 Review(s)	5.0