

**140 Rocky Rd**  
Lebanon, TN 37087

**SOLD!**

Auction  
08/24/2024 10:00AM



Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: [ageej@realtracs.com](mailto:ageej@realtracs.com)



# **ABSOLUTE AUCTION**

**SATURDAY AUGUST 24, 2024**

**LOCATION 140 ROCKY ROAD • LEBANON TN  
37087**

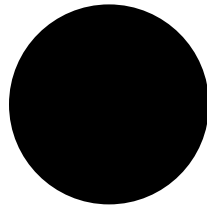
**DIRECTIONS:**

**From Lebanon Historic Square take West Main Street, 2.1 miles, turn left onto Rocky Road, go to 140.**

**From I-40 at Exit 236, go north on Hartmann Drive, 2 miles, left onto Hickory Ridge Road, .2 mile, right onto Rocky Road, go to 140. Watch for signs!!!**

***MODERN BRICK HOUSE • 3 BEDROOMS***

***2 FULL BATHS • BONUS ROOM • NICE 100' X 208'  
LOT***



## **Modern One Level All Brick Home**

Bonus Room Over Two-Car Garage Features Open Entrance

Dining and Living Room Combination with Fireplace and Soaring Ceiling

Kitchen with Generous Cabinet Space and Eating Area

Split Bedroom Floor Plan, Spacious Primary Suite Features Bath with Double Vanities, Whirlpool Tub, Separate Shower and Walk-In Closet

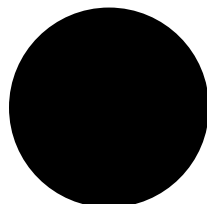
Two Bedrooms with Bath Between, Laundry Room, Tile in Wet Areas, Hardwood and Carpet

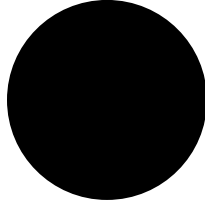
Covered Rear Deck Overlooking Chain Link Fenced Back Yard

New Heat & Air Unit Installed 7/12/2024

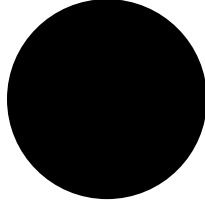
This House has a Super Open Floor Plan

***Ready For Your Personal Touch!***





**Call Jim Agee at 615.444.0909 or 615.504.0963  
For Further Information**



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***Being Sold Under Order of Chancery Court of Wilson County, TN, File No. 2023-CV-190,  
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction  
Michael W Ferrell, Attorney for Plaintiff • Donnavon K. Vasek, Attorney Ad Litem***

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 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. Subject to confirmation of the Chancery Court of Wilson County.

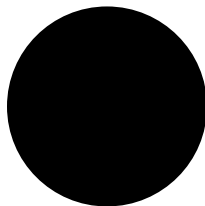
SALE DATE TERMS: Pay 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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

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>	2024-08-24
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	140 Rocky Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Chancery Court Auction • Absolute Auction Saturday August 24, 2024 140 Rocky Rd • Lebanon TN 3 Bedroom Æ 2 Back Brock Home
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



**CHANCERY COURT AUCTION** Saturday August 24, 2024 10:00 AM  
140 ROCKY ROAD, LEBANON, TN 37087  
**MODERN BRICK HOUSE - 3 BEDROOMS 2 BATHS - BONUS ROOM - NICE 100' x 208' LOT**

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Call Jim Agee at 615-504-0963 or 615-444-0909 For Further Information  
Being Sold Under Order of Chancery Court of Wilson County, TN, Docket No. 2023CV196  
Solicitor: Mike Stone, Clerk & Master/Special Commissioner & Receiver, Absolute Auction, Michael W. Ferrell, Attorney for Plaintiff - Donnovan K. Vasek, Attorney Ad Litem

**AGEE & JOHNSON** REALTY AND AUCTION, INC.  
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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	Whiskey River Bar & Grill	Bars	0.38 mi	(615) 453-7090	3 Review(s) 2.3
2	JP's Bar and Grill	Salad	0.39 mi	(615) 470-8017	0 N/A
3	Fat Mo's	Burgers	0.42 mi	(615) 547-4571	26 Review(s) 3.9

4	Peking Chinese Restaurant	Chinese	0.42 mi	(615) 449-3304	89 Review(s) 3.9
5	Little Caesars Pizza	Pizza	0.43 mi	(615) 444-9969	10 Review(s) 3.2
6	Kansha Japanese Express	Japanese	0.44 mi	(615) 784-4003	9 Review(s) 4.3
7	Papa Murphy's	Pizza	0.45 mi	(615) 444-9211	8 Review(s) 3.5
8	Pardon My Cheesesteak	Food Delivery Services	0.47 mi	(888) 444-0934	0 N/A
9	Ruby Tuesday	Burgers	0.47 mi	(615) 453-0577	86 Review(s) 2.6
10	China Wok	Chinese	0.48 mi	(615) 443-2266	16 Review(s) 2.6
11	Subway	Sandwiches	0.48 mi	(615) 443-3400	4 Review(s) 2.0
12	Mangos Mexican Restaurant	Mexican	0.48 mi	(615) 470-8289	76 Review(s) 3.3
13	Burger King	Burgers	0.49 mi	(615) 449-8644	14 Review(s) 1.5
14	El Potro Mexican Restaurant	Mexican	0.54 mi	(615) 453-4189	0 N/A
15	Jersey Mike's Subs	Sandwiches	0.55 mi	(615) 444-9886	14 Review(s) 3.4
16	Papa Johns Pizza	Pizza	0.55 mi	(615) 443-7272	14 Review(s) 2.4
17	McDonald's	Fast Food	0.57 mi	(615) 449-1833	27 Review(s) 1.1
18	Krystal	Burgers	0.57 mi	(615) 444-7587	11 Review(s) 2.3
19	Captain D's	Seafood	0.58 mi	(615) 449-1966	6 Review(s) 2.8
20	Jimmy John's	Sandwiches	0.59 mi	(615) 784-4700	12 Review(s) 3.3

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	0.52 mi	(615) 449-4631	18 Review(s) 2.7
2	Bi-Lo	Drugstores	0.55 mi	(615) 453-3931	0 N/A
3	DG Market + pOpshelf	Discount Store	0.72 mi	(615) 965-4320	1 Review(s) 1.0
4	Dollar General	Grocery	0.72 mi	(615) 784-5191	1 Review(s) 1.0
5	Zip's Food Mart	Grocery	0.88 mi	(615) 449-4516	0 N/A
6	Publix Super Markets	Grocery	1.4 mi	(615) 444-2581	25 Review(s) 3.2
7	Quik Stop Superette	Grocery	1.44 mi	(615) 444-6006	0 N/A
8	Dollar General	Grocery	1.72 mi	(615) 549-7428	0 N/A
9	Demeter's Common	Grocery	1.88 mi	(615) 965-2944	0 N/A
10	La Tienda Hispana	Grocery	1.96 mi	(615) 444-9859	9 Review(s) 4.3
11	ALDI	Grocery	2.15 mi	(855) 955-2534	6 Review(s) 4.7
12	Half Priced Foods	Grocery	2.24 mi	(615) 547-4414	0 N/A
13	Mike's Foodland	Grocery	2.32 mi	(615) 449-8293	0 N/A
14	Al's Foodland	Grocery	2.32 mi	(615) 449-8293	9 Review(s) 2.7
15	Walmart Supercenter	Department Stores	2.34 mi	(615) 444-0471	39 Review(s) 1.8
16	Hg Hill Market #16	Grocery	2.39 mi	(615) 444-6771	0 N/A
17	Dollar General	Grocery	2.56 mi	(615) 784-8980	0 N/A
18	Dollar General	Grocery	2.61 mi	(615) 549-5710	1 Review(s) 1.0
19	Hackney H T Co	Grocery	2.95 mi	(615) 449-3285	0 N/A
20	Dollar General	Grocery	3.24 mi	(615) 235-3090	0 N/A

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Solutions of Lebanon	Pediatric Dentists	0.3 mi	(615) 453-9937	5 Review(s) 4.0
2	Restorative Health Services	Orthotics	0.41 mi	(615) 443-7330	0 N/A
3	Moore Darryl E DDS	Oral Surgeons	0.43 mi	(615) 449-4503	3 Review(s) 2.0
4	Capstone Pediatrics	Pediatricians	0.47 mi	(615) 288-0075	1 Review(s) 1.0
5	MinuteClinic	Urgent Care	0.47 mi		0 N/A
6	The Little Clinic	Health & Medical	0.47 mi	(615) 453-7720	2 Review(s) 1.0
7	MinuteClinic at CVS	Drugstores	0.47 mi	(615) 444-4471	7 Review(s) 2.0
8	Richard H Gentsler III, DDS	Dentists	0.52 mi	(615) 443-3633	0 N/A
9	Take Care Clinic	Medical Centers	0.52 mi	(866) 825-3227	1 Review(s) 3.0
10	Willis W E Jr DDS	Oral Surgeons	0.52 mi	(615) 444-4969	0 N/A
11	Bachstein James M MD & Associates	Family Practice	0.53 mi	(615) 466-0041	0 N/A
12	Urban Physical Therapy	Physical Therapy	0.54 mi	(615) 444-9400	2 Review(s) 5.0
13	Pryor Aaron, DDS	General Dentistry	0.55 mi	(615) 444-7999	0 N/A
14	Pawlowski Yvonne MD	Doctors	0.55 mi	(615) 453-1252	0 N/A
15	Vernon N Crystal MD	Doctors	0.55 mi	(615) 453-1252	0 N/A
16	Pryor Family Dentistry	Oral Surgeons	0.55 mi	(615) 444-7999	2 Review(s) 3.5
17	Jordan C Andrew MD	Doctors	0.55 mi	(615) 453-1252	0 N/A
18	Lebanon Family Pharmacy	Drugstores	0.56 mi	(615) 547-9556	0 N/A

19	Haynie Family Dentistry	General Dentistry	0.57 mi	(615) 449-8800	1 Review(s) 5.0
20	Home Helpers	Home Health Care	0.57 mi	(615) 549-9977	0 N/A

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedar City Trail	Playgrounds	0.32 mi		1 Review(s) 4.0
2	Julia's Body Shop	Trainers	0.53 mi	(615) 828-5385	2 Review(s) 5.0
3	David Deaton Karate Studios	Martial Arts	0.72 mi	(615) 547-1754	5 Review(s) 5.0
4	Planet Fitness	Gyms	0.73 mi	(615) 994-6905	3 Review(s) 4.7
5	Pro Pools	Swimming Pools	0.73 mi	(888) 352-7582	28 Review(s) 1.4
6	Flex Fitness	Gyms	0.74 mi	(615) 450-6151	1 Review(s) 5.0
7	Middle Tennessee Martial Arts	Martial Arts	0.74 mi	(615) 969-1130	0 N/A
8	Graves Fitness	Gyms	0.74 mi	(615) 758-0883	0 N/A
9	Premier Martial Arts Lebanon	Martial Arts	0.84 mi	(615) 443-4783	1 Review(s) 5.0
10	Maple Hill Sports Center	Amateur Sports Teams	0.93 mi	(615) 444-3474	0 N/A
11	Don Fox Park	Parks	1.14 mi	(615) 449-0303	15 Review(s) 3.4
12	World Classic Martial Arts	Martial Arts	1.14 mi	(615) 547-9606	1 Review(s) 5.0
13	Floyd & Baxter Amusement	Amusement Parks	1.15 mi		0 N/A
14	Wilson United Soccer Club	Amateur Sports Teams	1.47 mi		1 Review(s) 5.0
15	Cedar City CrossFit	Gyms	1.55 mi	(615) 939-0065	0 N/A
16	Pro Bowling Center	Bowling	1.57 mi	(615) 449-3898	9 Review(s) 3.6
17	Sports Village Fitness	Trainers	1.66 mi	(615) 449-0031	14 Review(s) 4.1
18	US Ju Jitsu & Karate Center	Karate	1.66 mi	(615) 974-0246	1 Review(s) 5.0
19	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.7 mi	(615) 506-0428	1 Review(s) 5.0
20	Jimmy Floyd Family Center	Fitness & Instruction	1.74 mi	(615) 453-4545	8 Review(s) 3.5

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Jnr Electronics	Electronics	0.42 mi	(615) 443-1989	4 Review(s) 2.0
2	Once New Clothing & Consignment	Used, Vintage & Consignment	0.42 mi	(615) 965-2490	0 N/A
3	Discount Tobacco Outlet	Tobacco Shops	0.46 mi	(615) 444-9557	0 N/A
4	MinuteClinic at CVS	Drugstores	0.47 mi	(615) 444-4471	7 Review(s) 2.0
5	GG's Jewelry & Gifts's	Jewelry	0.48 mi	(615) 449-8594	2 Review(s) 5.0
6	Jewelry Liquidators	Jewelry	0.48 mi	(615) 449-7296	0 N/A
7	Specialty Awards	Jewelry	0.48 mi	(615) 443-2250	0 N/A
8	Lebanon Pawn	Jewelry	0.48 mi	(615) 449-7296	0 N/A
9	GNC	Health Markets	0.48 mi	(615) 444-9996	0 N/A
10	RadioShack	Mobile Phones	0.48 mi	(615) 444-4434	0 N/A
11	O'Reilly Auto Parts	Auto Parts & Supplies	0.49 mi	(615) 444-9253	2 Review(s) 1.0
12	T-Mobile	Mobile Phones	0.52 mi	(615) 784-4269	7 Review(s) 3.9
13	Walgreens	Drugstores	0.52 mi	(615) 449-4330	14 Review(s) 2.4
14	Discount Appliance Depot	Appliances	0.54 mi	(615) 965-2402	0 N/A
15	Bi-Lo	Drugstores	0.55 mi	(615) 453-3931	0 N/A
16	Clay Treasures	Arts & Crafts	0.55 mi		0 N/A
17	Marti & Liz's Discount Shoes	Shoe Stores	0.56 mi	(615) 449-2629	10 Review(s) 2.8
18	Lebanon Family Pharmacy	Drugstores	0.56 mi	(615) 547-9556	0 N/A
19	Bargain Hunt	Discount Store	0.56 mi	(615) 547-1654	10 Review(s) 3.1
20	K2 Agriculture & Turf	Farming Equipment	0.57 mi	(615) 547-6551	6 Review(s) 2.2