

144 East Shady Trail

Old Hickory , TN 37138

SOLD!

Auction
04/26/2025 10:00am



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

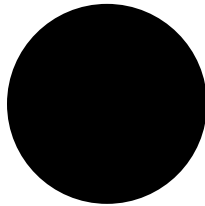
THURSDAY APRIL 26, 2025

**Located 144 East Shady Trail • Old Hickory, TN
37138**

DIRECTIONS:

From Nashville, go I-40 East, take Exit-221A (Old Hickory Blvd.) toward The Hermitage, go 1.6 miles, turn right onto Andrew Jackson Pkwy., go 2.5 miles, turn right onto Lebanon Pike (US-70), go 1.7 miles, turn left onto Grandview Drive, go .5 mile, continue on Lakeshore Drive, .7 mile, turn right onto Shady Trail, go .3 mile to 144. Watch for signs!!!

2032 S/F RUSTIC CONTEMPORARY HOUSE HIDDEN ON 1.8 +/- WOODEN ACRES



Rustic Contemporary House

Built in 1985, contains 2,032 sq. ft. per tax records

Features Unique Open Floor Plan

Western Cedar Exterior

Soaring Stone Fireplace, Hardwood Floors

Multiple Porches and Decks

Contemporary Floor Plan Consists of Entrance Foyer, Living Area with Fireplace

Sunroom, Open Kitchen-Dining Area

Primary Bedroom Suite with Built-in Drawer Units, Garden Tub, Bath, Walk-in Closet

Lower Level with Two Bedrooms, Bath, and Mechanical Room

2-Car Attached Garage, Central Heat & Air

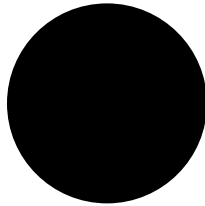
Detached 24' x 30' Building & Metal Carport

Unique House Ready For Updates



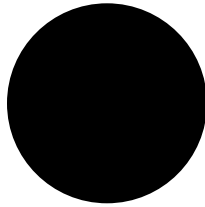
**Call Jim Agee at 615.444.0909 or 615.504.0963
For Further Information**

**1985 Correct Craft
Ski Boat**



1985 Correct Craft Ski Boat
Selling After Real Estate

Selling for Cash or Good Check Sale Date



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For Further Information**

***Estate of David L Westerman
Mary Ann Allen, Executer***

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.

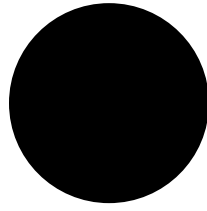
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2025 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!

Auction Date	2025-04-26
Buyer's Agent Comp.	Call for Details
Address Street	144 East Shady Trail
Address City	Old Hickory
Address State	TN
Address Zipcode	37138
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday April 26, 2025 @ 10am 20232 sf Rustic Contemporary House 1.8 Wooded Acres Plus! 1985 Correct Craft 2001 Ski Boat
Auction Time Start	10:00am
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday April 26, 2025 10:00 AM
144 EAST SHADY TRAIL, OLD HICKORY, TN 37138
2,032 S/F RUSTIC CONTEMPORARY HOUSE HIDDEN ON 1.8 +/- WOODED ACRES



Rustic Contemporary House. Built in 1985, contains 2,032 sq. ft. per tax records, features Unique Open Floorplan, Western Cedar Exterior, Scoring Stone Fireplace, Hardwood Floors, Porches and Decks. Contemporary Floorplan Consists of Entrance Foyer, Living Area with Fireplace, Sunroom, Open Kitchen Dining Area, Primary Bedroom Suite with Built-in Drawer Units, Garden Tub, Bath, Walk-in Closet. Lower Level with Two Bedrooms, Bath, and Mechanical Room, 2-Car Attached Garage, Central Heat & Air, Centralized 24" x 30" Ruffing & Metal Ceiling, Unique Feature Ready For Updates.
BOAT: 1985 Correct Craft 2001 Ski Boat Selling After Real Estate
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 Estate of David L. Westerman - Mary Ann Allen, Executor

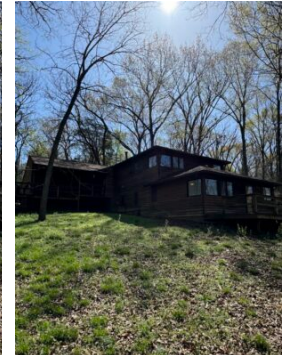
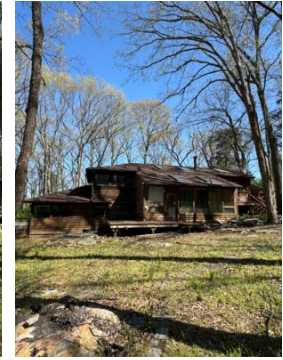
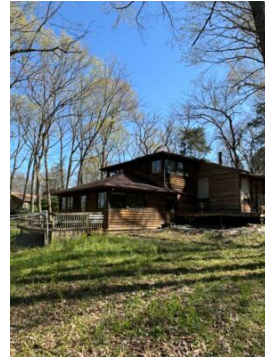
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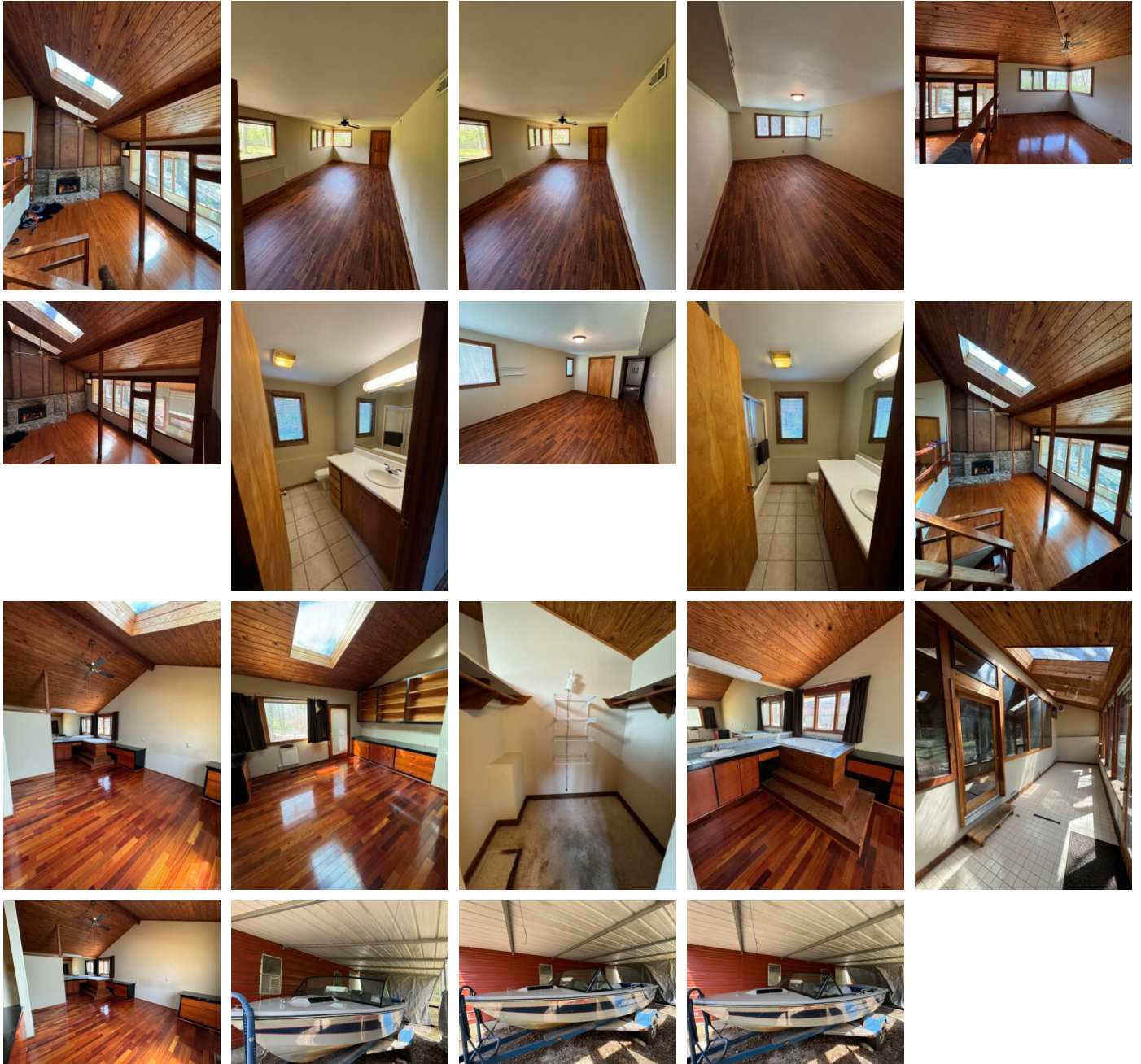
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Local & Nearby Area Resources / Businesses

- 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	Tennessee Tatercakes	Food Trucks	0.89 mi	(615) 604-0365	10 Review(s) 4.7
2	The Lucky Rooster	Sports Bars	0.97 mi	(615) 754-0263	98 Review(s) 4.0
3	Bodhi Asian Street Eats	Asian Fusion	1.4 mi	(615) 553-4819	17 Review(s) 4.3
4	Cinco de Mayo	Mexican	1.4 mi	(615) 553-2010	57 Review(s) 3.3
5	Nido	Cafes	1.42 mi	(615) 754-6799	2 Review(s) 4.5
6	Little Caesars	Pizza	1.42 mi	(615) 773-7999	5 Review(s) 2.8
7	Red Ninja Sushi & Korean	Sushi Bars	1.44 mi	(615) 288-4072	31 Review(s) 4.4
8	Meatballs Italian Grill	Italian	1.49 mi	(615) 288-2666	75 Review(s) 4.0
9	El Ok Corral Mexican Restaurant	Mexican	1.5 mi	(615) 773-3598	83 Review(s) 3.3
10	Painturo's	Pizza	1.54 mi	(615) 754-4443	75 Review(s) 3.9
11	Cuerno Grill	Mexican	1.55 mi	(615) 773-2777	118 Review(s) 3.2
12	Quiznos	Fast Food	1.55 mi		0 N/A
13	Mumu's Cafe	Cafes	1.59 mi	(629) 273-7472	1 Review(s) 5.0
14	Salvo's Pizza	Pizza	1.59 mi		5 Review(s) 3.6
15	Sanika's Indian Cuisine	Indian	1.6 mi	(615) 754-2108	56 Review(s) 4.8
16	Cinco De Mayo Mexican	Mexican	1.81 mi	(615) 758-4920	0 N/A
17	Cinco De Mayo - Mount Juliet	Mexican	1.81 mi	(615) 758-4920	61 Review(s) 3.4
18	J M Market	Pizza	1.81 mi		0 N/A
19	Prost & Riot	Beer Gardens	1.9 mi	(615) 754-1994	32 Review(s) 4.5
20	Sir Pizza	Pizza	1.92 mi	(615) 883-5353	39 Review(s) 3.4

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Grocery	1.3 mi	(615) 541-8408	0 N/A
2	Save-A-Lot 157	Grocery	1.79 mi	(615) 758-0837	0 N/A
3	K & Z Enterprise	Grocery	1.81 mi	(615) 754-9850	0 N/A
4	J M Market	Pizza	1.81 mi		0 N/A
5	Rice's Country Hams	Grocery	1.87 mi	(615) 758-2362	11 Review(s) 4.3
6	Dollar General	Grocery	1.89 mi	(423) 225-7340	2 Review(s) 1.0
7	Los Amigos Market	Grocery	2.09 mi	(615) 758-0283	0 N/A
8	ALDI	Grocery	2.32 mi	(855) 955-2534	15 Review(s) 4.3

9	Publix Super Markets	Bakeries	2.42 mi	(615) 874-0898	35 Review(s) 3.9
10	Walmart Supercenter	Department Stores	2.59 mi	(615) 883-0201	63 Review(s) 1.7
11	DG Market + pOpshelf	Discount Store	2.6 mi	(615) 988-8489	2 Review(s) 5.0
12	Publix Super Markets	Grocery	2.74 mi	(615) 758-4200	19 Review(s) 4.0
13	Publix Super Markets	Grocery	2.74 mi	(615) 758-9830	3 Review(s) 5.0
14	Kroger	Grocery	2.75 mi	(615) 883-3317	22 Review(s) 2.6
15	Kroger	Grocery	2.76 mi	(615) 773-8700	12 Review(s) 3.3
16	Cedar Creek Market	Grocery	2.82 mi	(615) 773-6006	1 Review(s) 3.0
17	Houston Meat & Produce	Grocery	2.84 mi	(615) 758-7226	45 Review(s) 4.3
18	Lane's Market	Grocery	3.02 mi	(615) 758-5200	0 N/A
19	Brignola Foods	Specialty Food	3.13 mi	(615) 847-5177	0 N/A
20	Curtis Cross Roads Market	Grocery	3.57 mi	(615) 822-0948	1 Review(s) 1.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Beyer Bruce R MD	Doctors	0.73 mi	(615) 936-1103	0 N/A
2	Ellen Abbott - End of Life Doula Services	Doulas	1.16 mi	(615) 746-7629	0 N/A
3	Dental Health Partners of Nashville	General Dentistry	1.21 mi	(615) 754-2070	0 N/A
4	Schmitt Dental	General Dentistry	1.21 mi	(615) 754-2070	1 Review(s) 5.0
5	Cobb Cully A Jr MD	Doctors	1.28 mi	(615) 754-7962	0 N/A
6	Ace4Energy.com	Weight Loss Centers	1.33 mi	(615) 332-5201	0 N/A
7	Focal Massage	Massage Therapy	1.32 mi	(615) 589-0484	0 N/A
8	Paranjape Yeshawant B MD	Optometrists	1.36 mi	(615) 889-7983	0 N/A
9	Hermitage Chiropractic Center	Chiropractors	1.38 mi	(615) 758-7653	0 N/A
10	Witt Kenneth G DMD	General Dentistry	1.38 mi	(615) 754-0406	0 N/A
11	Body in Balance Massage Therapy	Massage Therapy	1.39 mi	(615) 521-8568	4 Review(s) 5.0
12	Active Life Chiropractic	Chiropractors	1.5 mi	(615) 758-7373	22 Review(s) 5.0
13	Explore Chiropractic	Chiropractors	1.52 mi	(615) 758-5650	7 Review(s) 5.0
14	Tinker Family Chiropractic	Chiropractors	1.54 mi	(615) 288-2671	5 Review(s) 5.0
15	Modern Eye Gallery	Optometrists	1.54 mi	(615) 773-2212	6 Review(s) 3.7
16	Keeler Stephen PC	Family Practice	1.56 mi	(615) 847-8999	0 N/A
17	Pregnancy Care Center	Crisis Pregnancy Centers	1.88 mi	(615) 773-4673	0 N/A
18	Maness Family Practice And Walk In Clinic	Family Practice	1.91 mi	(615) 288-4470	5 Review(s) 4.2
19	Davis Fred D OD	Optometrists	1.93 mi	(615) 883-1010	0 N/A
20	Goodson Celia MD	Doctors	1.97 mi	(615) 874-3422	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Nashville Jet Ski Rentals	Jet Skis	0.25 mi	(615) 948-7968	0 N/A
2	Shutes Branch Recreation Area	Paddleboarding	0.79 mi	(615) 754-4847	3 Review(s) 4.7
3	Greater Nashville Bowling Assn	Bowling	1.23 mi	(615) 754-5710	0 N/A
4	Iron Fit Gym & Wellness Center	Gyms	1.33 mi	(615) 553-2187	4 Review(s) 4.3
5	CrossFit P23	Gyms	1.39 mi	(615) 784-8201	0 N/A
6	Shin's Martial Arts Institute	Martial Arts	1.39 mi	(615) 758-7870	0 N/A
7	The Rumpus Room	Indoor Playcentre	1.41 mi	(615) 754-6799	5 Review(s) 4.2
8	Tri-Fit Bootcamp Mt. Juliet	Boot Camps	1.42 mi	(615) 239-9479	2 Review(s) 5.0
9	Nido	Cafes	1.42 mi	(615) 754-6799	2 Review(s) 4.5
10	Action Marine Center	Boating	1.5 mi	(615) 773-1234	0 N/A
11	Universal Gymnastics	Gymnastics	1.55 mi	(615) 758-4791	6 Review(s) 5.0
12	Mid Tenn Auto & Marine Service	Boating	1.61 mi	(615) 773-1495	0 N/A
13	La Petite Academy of Old Hickory	Preschools	1.8 mi	(855) 389-6464	1 Review(s) 5.0
14	Cornett's Secret Art of Praying Mantis Kung Fu	Chinese Martial Arts	1.89 mi	(615) 686-3035	3 Review(s) 5.0
15	Strike Zone Academy	Trainers	1.89 mi	(615) 516-5311	3 Review(s) 4.7
16	Nashville Dojo Isshinryu Karate	Karate	1.91 mi	(615) 784-9655	3 Review(s) 5.0
17	Lightbridge Academy	Child Care & Day Care	1.97 mi	(256) 567-5344	0 N/A
18	Golf Rx	Golf Lessons	2.09 mi	(615) 288-4539	3 Review(s) 5.0
19	Vollis Beach	Sports Clubs	2.21 mi	(615) 930-9522	2 Review(s) 5.0
20	Workout Anytime Hermitage	Gyms	2.29 mi	(615) 730-7459	24 Review(s) 2.9

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Event Seating	Wholesale Stores	0.91 mi	(615) 758-0886	0 N/A
2	Howard Rawlings Antiques	Antiques	1.28 mi	(615) 754-7457	3 Review(s) 2.3
3	RC Trailers	Trailer Dealers	1.29 mi	(615) 790-3141	0 N/A
4	Dollar General	Grocery	1.3 mi	(615) 541-8408	0 N/A
5	Urban Blush	Jewelry	1.33 mi	(615) 754-3992	1 Review(s) 5.0
6	Mt Juliet Trophy	Trophy Shops	1.38 mi	(615) 754-6082	0 N/A
7	The Basement Marketplace	Home Decor	1.38 mi	(615) 754-9500	7 Review(s) 4.4
8	Saylor Rhea's Baby Boutique	Baby Gear & Furniture	1.38 mi	(615) 521-1998	0 N/A
9	Costa Electronics	Electronics	1.38 mi	(615) 754-0035	2 Review(s) 3.0
10	Fiber Optics Innovations	Sporting Goods	1.39 mi	(615) 773-2171	0 N/A
11	Second Time Around Consignment	Thrift Stores	1.41 mi		1 Review(s) 5.0
12	Emerald City Electronics	Computers	1.41 mi	(615) 754-9552	0 N/A
13	Cedar City House Of Print	Screen Printing	1.42 mi	(615) 754-9298	3 Review(s) 2.3
14	Mattress Mart	Mattresses	1.42 mi	(615) 553-2982	0 N/A
15	Brick's Fashions	Women's Clothing	1.43 mi	(615) 288-2604	0 N/A
16	Wildfire Merch	Screen Printing/T-Shirt Printing	1.43 mi	(615) 200-0150	0 N/A
17	Steam Vape Lounge	Vape Shops	1.43 mi	(615) 288-8237	0 N/A
18	Farrell Calhoun Paint	Paint Stores	1.44 mi	(615) 553-2746	0 N/A
19	4EverEcig	Tobacco Shops	1.44 mi	(615) 651-8050	1 Review(s) 5.0
20	Claire's Accessories	Jewelry	1.46 mi	(615) 773-7474	0 N/A