

673 Old Shannon Rd

Lebanon, TN 37090

SOLD!

Auction
07/08/2021 6:00 pm

ABSOLUTE AUCTION **Thursday July 8, 2021 6:00 PM**

673 OLD SHANNON ROAD, LEBANON, TN 37090
Directions: From I-40 at Exit 236 go south on South Hartmann Drive, 5 mile, turn right on Franklin Road, 6 mile, turn left on Old Shannon Road. Property will be ahead on left. Watch for signs!!!

COUNTRY LIVING
4 BEDROOM - 2 BATH



Mature trees in a country setting, situated on a one acre lot.
4 bedroom home, 2 baths, kitchen, dining room and living room.

QUIET COUNTRY SETTING
IDEAL FOR OWNER OR INVESTOR

Call Jay White at 615-444-0909 or 615-308-4421 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pennell - 615-444-4166; or contact lender of your choice to prequalify prior to sale.
COVID-19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event is postponed contact Covid-19 or any other communicable disease.
SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.
TITLE: Seller will furnish warranty deed; provide 2021 property taxes; give possession with deed.
LEAD BASED PAIN TO GO DISCLOSURE: You must fill out a 103 form, complete lead based paint test for mold. Prospective buyers may have houses 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 #2209



615.444.0909
www.AgeeAndJohnson.com

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 JULY 8, 2021 @ 6:00PM

**LOCATION 673 OLD SHANNON RD • LEBANON TN
37090**

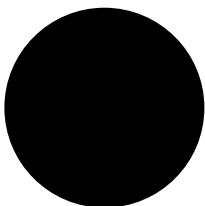
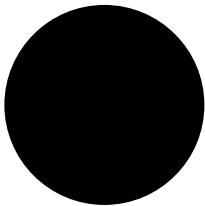
DIRECTIONS:

From I-40 at Exit 236 go south on South Hartmann Drive, .5 mile, turn right on Franklin Road, .6 mile, turn left on Old Shannon Road. Property will be ahead on left. Watch for signs!!!

THURSDAY EVENING AUCTION

4 BEDROOM • 2 BATH COUNTRY LIVING!

Mature trees in a country setting, situated on a one acre lot.
4 bedroom home, 2 baths, kitchen, dining room and living room.



**Call Jay White at 615-308-4421 or 615-444-0909
For Further Information**

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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 2021 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.

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Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-07-08
Buyer's Agent Comp.	Call for Details
Address Street	673 Old Shannon Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Country Living! 4 bedroom with 2 bath home with mature trees in a quiet country setting. Absolute Auction Thursday July 8, 2021 @ 6pm 6 73 Old Shannon Rd • Lebanon TN
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes



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	EL Sol Tex-Mex Express	Tex-Mex	1.35 mi	(615) 547-9170	13 Review(s) 4.5
2	Subway	Sandwiches	1.35 mi	(615) 443-9950	1 Review(s) 3.0
3	Outback Steakhouse	Steakhouses	1.36 mi	(615) 444-7193	71 Review(s) 2.5
4	Bojangles	Fast Food	1.46 mi	(615) 443-7572	15 Review(s) 3.0
5	Chili's	American (Traditional)	1.47 mi	(615) 443-7121	40 Review(s) 2.5
6	Sonic Drive-In	Fast Food	2.07 mi	(615) 547-0070	11 Review(s) 1.5
7	Helenbak Bar & Grill	Bars	2.19 mi	(615) 784-4678	1 Review(s) 5.0
8	O'Charley's Restaurant & Bar	American (Traditional)	2.31 mi	(615) 453-1185	51 Review(s) 3.0
9	Subway	Sandwiches	2.32 mi	(615) 453-8991	1 Review(s) 2.0
10	Dairy Queen	Fast Food	2.33 mi	(615) 453-8991	3 Review(s) 3.0
11	Taco Bell	Fast Food	2.35 mi	(615) 449-4858	13 Review(s) 2.5
12	Los Compadres	Mexican	2.5 mi	(615) 444-3737	86 Review(s) 3.5
13	Shoney's Restaurant	American (Traditional)	2.52 mi	(615) 444-2447	26 Review(s) 3.0
14	Waffle House	Breakfast & Brunch	2.55 mi	(615) 449-2459	18 Review(s) 2.0

15	Pizza Hut	Pizza	2.56 mi	(615) 444-1786	15 Review(s) 2.0
16	Arby's	Fast Food	2.59 mi	(615) 449-0077	11 Review(s) 2.0
17	El Molino Mexican Restarurant	Mexican	2.61 mi	(615) 449-9300	56 Review(s) 3.5
18	Wendy's	Fast Food	2.62 mi	(615) 444-9709	15 Review(s) 2.5
19	Logan's Roadhouse	American (Traditional)	2.63 mi	(615) 453-7007	54 Review(s) 2.5
20	KFC	Fast Food	2.65 mi	(615) 449-0971	14 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	2.71 mi	(855) 955-2534	3 Review(s) 4.5
2	Walmart Supercenter	Department Stores	3.11 mi	(615) 444-0471	21 Review(s) 2.0
3	Kroger	Grocery	3.14 mi	(615) 449-4631	6 Review(s) 3.5
4	La Tienda Hispana	Grocery	3.49 mi	(615) 444-9859	7 Review(s) 4.5
5	Publix Super Markets	Grocery	3.71 mi	(615) 444-2581	9 Review(s) 3.0
6	Al's Foodland	Grocery	4.63 mi	(615) 449-8293	1 Review(s) 5.0
7	H. G. Hill's Grocery Store	Grocery	7.77 mi		1 Review(s) 1.0
8	ALDI	Grocery	9.61 mi	(855) 955-2534	3 Review(s) 4.5
9	Kroger	Grocery	9.62 mi	(615) 758-3300	13 Review(s) 4.0
10	Publix	Grocery	9.66 mi	(615) 773-0250	6 Review(s) 4.5
11	Walmart Supercenter	Grocery	10.07 mi	(615) 758-1121	9 Review(s) 3.0
12	Cook's Star Market	Grocery	10.44 mi	(615) 444-9992	1 Review(s) 5.0
13	Houston Meat & Produce	Grocery	10.49 mi	(615) 758-7226	29 Review(s) 4.5
14	Kroger	Grocery	10.61 mi	(615) 773-8700	5 Review(s) 3.0
15	Publix Super Markets	Grocery	10.67 mi	(615) 758-4200	15 Review(s) 4.0
16	Publix Super Markets	Grocery	10.67 mi	(615) 758-9830	2 Review(s) 5.0
17	Rice's Country Ham Store	Grocery	11.47 mi	(615) 758-2362	6 Review(s) 5.0
18	Three Forks Marketplace	Grocery	12.58 mi	(615) 237-9777	3 Review(s) 2.5
19	ALDI	Grocery	14.39 mi	(855) 955-2534	11 Review(s) 4.5
20	Publix Super Markets	Bakeries	14.68 mi	(615) 874-0898	27 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hughston Clinic Orthopaedics	Orthopedists	0.9 mi	(615) 547-6700	2 Review(s) 1.0
2	Kearny Kathleen R MD	Cardiologists	0.9 mi	(615) 449-6868	1 Review(s) 5.0
3	Tate MediSpa	Medical Spas	0.9 mi	(615) 444-1173	3 Review(s) 3.5
4	Tennessee Orthopedics	Orthopedists	0.95 mi	(615) 449-0990	1 Review(s) 5.0
5	Mathews Jeffrey MD Facs	Surgeons	0.98 mi	(615) 443-1599	1 Review(s) 1.0
6	Pediatric Dentistry - Lebanon	Pediatric Dentists	1 mi	(615) 545-1812	1 Review(s) 4.0
7	Jocelyne Miller, MD	Gastroenterologist	1.33 mi	(615) 885-1093	1 Review(s) 5.0
8	Children's Clinic East	Pediatricians	1.34 mi	(615) 466-9770	3 Review(s) 2.5
9	Cumberland Skin	Dermatologists	1.46 mi	(615) 449-5771	12 Review(s) 3.0
10	Capstone Pediatrics	Pediatricians	2.3 mi	(615) 288-0075	1 Review(s) 1.0
11	Smile Solutions of Lebanon	Pediatric Dentists	2.52 mi	(615) 453-9937	3 Review(s) 3.5
12	Anycare 24	Medical Centers	2.74 mi	(615) 444-2121	3 Review(s) 3.5
13	Aspen Dental	General Dentistry	2.98 mi	(615) 444-5447	3 Review(s) 1.0
14	Walmart Pharmacy	Pharmacy	3.11 mi	(615) 449-0611	1 Review(s) 1.0
15	Urban Physical Therapy	Physical Therapy	3.13 mi	(615) 444-9400	1 Review(s) 5.0
16	CVS Pharmacy	Drugstores	3.13 mi	(615) 444-4471	3 Review(s) 2.0
17	Serenity Dental	General Dentistry	3.14 mi	(615) 444-3932	3 Review(s) 4.5
18	Centennial Pediatrics	Doctors	3.15 mi	(615) 453-1930	1 Review(s) 1.0
19	Bradshaw Medical Clinic	Family Practice	3.15 mi	(615) 444-4126	1 Review(s) 1.0
20	Moore Darryl E DDS	Oral Surgeons	3.15 mi	(615) 449-4503	2 Review(s) 2.5

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Anytime Fitness	Gyms	2.26 mi	(615) 547-4736	7 Review(s) 4.5
2	Planet Fitness	Gyms	3.26 mi	(615) 994-6905	2 Review(s) 3.0
3	Julia's Body Shop	Trainers	3.27 mi	(615) 828-5385	2 Review(s) 5.0
4	Pro Pools	Swimming Pools	3.32 mi	(888) 352-7582	15 Review(s) 1.5
5	Premier Martial Arts	Martial Arts	3.45 mi	(615) 443-4783	1 Review(s) 5.0
6	World Classic Martial Arts	Martial Arts	3.51 mi	(615) 547-9606	1 Review(s) 5.0

7	Lebanon CrossFit	Interval Training Gyms	3.55 mi	(615) 390-4031	2 Review(s) 5.0
8	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	3.61 mi	(804) 305-2321	1 Review(s) 5.0
9	Don Fox Park	Parks	3.69 mi	(615) 449-0303	10 Review(s) 4.0
10	Pro Bowling Center	Bowling	3.79 mi	(615) 449-3898	6 Review(s) 3.5
11	Wilkie's Outfitters	Rafting/Kayaking	3.81 mi	(615) 784-4179	1 Review(s) 5.0
12	Guardian MMA Lebanon	Brazilian Jiu-jitsu	3.81 mi	(615) 506-0428	1 Review(s) 5.0
13	Sports Village Fitness	Gyms	3.83 mi	(615) 449-0031	10 Review(s) 4.0
14	The Gun Room	Sporting Goods	3.92 mi	(615) 453-6030	6 Review(s) 5.0
15	Jimmy Floyd Family Life Center	Fitness & Instruction	3.99 mi	(615) 453-4545	4 Review(s) 3.5
16	The Dancing Lights Of Christmas	Kids Activities	4.22 mi		13 Review(s) 3.0
17	Body Kneads	Skin Care	4.47 mi	(615) 449-7880	20 Review(s) 4.5
18	Sellers State Farm Archaeological Area	Parks	5.41 mi		1 Review(s) 3.0
19	Cedars Of Lebanon State Park	Parks	5.43 mi	(615) 443-2769	39 Review(s) 4.0
20	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	5.52 mi	(615) 444-9797	5 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Home Depot	Hardware Stores	1.47 mi	(615) 444-5472	10 Review(s) 3.0
2	Talbots Outlet	Accessories	1.97 mi	(615) 257-2414	1 Review(s) 4.0
3	The Children's Place	Children's Clothing	1.97 mi	(615) 443-2820	1 Review(s) 1.0
4	Van Heusen	Outlet Stores	1.97 mi	(615) 443-2954	2 Review(s) 4.5
5	Coach Store	Leather Goods	1.99 mi	(615) 443-3688	2 Review(s) 4.0
6	Rack Room Shoes	Shoe Stores	2 mi	(615) 444-1551	2 Review(s) 2.0
7	Maurices	Shopping	2.01 mi	(615) 443-1032	1 Review(s) 5.0
8	Bath & Body Works	Cosmetics & Beauty Supply	2.02 mi	(615) 449-4133	2 Review(s) 4.5
9	Lebanon Outlet Marketplace	Shopping Centers	2.04 mi	(615) 444-0433	29 Review(s) 3.0
10	Polo Ralph Lauren Factory Store	Outlet Stores	2.04 mi	(615) 444-0215	5 Review(s) 4.0
11	Sunglass Hut	Sunglasses	2.05 mi	(615) 444-5767	1 Review(s) 5.0
12	Carter's Babies & Kids	Accessories	2.05 mi	(615) 453-5392	2 Review(s) 4.5
13	Gap Factory	Men's Clothing	2.06 mi	(740) 948-9287	2 Review(s) 3.5
14	Eddie Bauer	Sports Wear	2.07 mi	(615) 453-6928	1 Review(s) 4.0
15	Gymboree	Children's Clothing	2.09 mi	(615) 449-9340	2 Review(s) 3.5
16	Kian Toys	Toy Stores	2.1 mi	(615) 449-2440	3 Review(s) 1.5
17	Famous Footwear Outlet	Shoe Stores	2.11 mi	(615) 994-3056	2 Review(s) 4.0
18	Beloved Formals	Bridal	2.13 mi	(615) 449-4548	2 Review(s) 1.0
19	Wilson Leather	Leather Goods	2.16 mi	(615) 453-0790	2 Review(s) 4.5
20	Urban Threadz	Men's Clothing	2.2 mi	(615) 965-2380	1 Review(s) 5.0