

310 San Gabriel Dr

Old Hickory, TN 37138

SOLD!

Auction
09/02/2021 6:00 pm

ABSOLUTE AUCTION Thursday
September 2, 2021
6:00 PM

310 SAN GABRIEL DRIVE, OLD HICKORY, TN 37138
Directions: From I-40 at Hermitage Exit 221, go north on Old Hickory Blvd. 1 mile, turn right on Andrew Jackson Parkway, go 2.5 miles, turn right on Lebanon Road, go 1 mile, turn left onto Big Horn Drive, turn right on San Gabriel Drive, go to 310. Watch for signs!!!

**FRESHLY RENOVATED 3 BEDROOM, 2 BATH RANCH BRICK HOME
NICE LEVEL 89' x 140' LOT - SHILOH PARK SUBDIVISION**



Ranch brick home built in 1969, contains 1425 sq. ft., consists of open living-kitchen area with cabinets and stainless appliances, 3 bedrooms, 2 baths, garage converted into living area, freshly painted inside, hardwood, carpet and laminate floors, carport on back, fenced back yard and storage building. Ready to move in!!

Call Jim Agee at 615-444-0909 or Jay White at 615-308-4421 For Further Information
Referred by *George Thomas, George Thomas Realty*

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 persons 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 due to COVID-19 or any other communicable disease.
SALE TERMS: CASH AT CLOSING 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: Court Deeds will be furnished upon confirmation of sale by the Chancery Court. 2021 property taxes will be prorated to date of deed; possession given with deed.
LEAD BASED PAINT/POOD DISCLOSURE: You are fully liable to 10% rule. Buyer must have lead paint tested for lead. Prospective buyers may have their own checked prior to sale date. Buyer to sign inspector waiver 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 #2339



615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

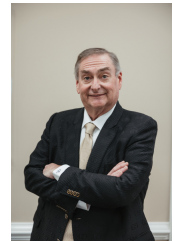
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

THURSDAY SEPTEMBER 2, 2021 @ 6:00PM

LOCATION 310 SAN GABRIEL DRIVE • OLD HICKORY TN 37138

DIRECTIONS:

From I-40 at Hermitage Exit 221, go north on Old Hickory Blvd. 1 mile, turn right on Andrew Jackson Parkway, go 2.5 miles, turn right on Lebanon Road, go 1 mile, turn left onto Big Horn Drive, turn right on San Gabriel Drive, go to 310. Watch for signs!!!

THURSDAY EVENING AUCTION

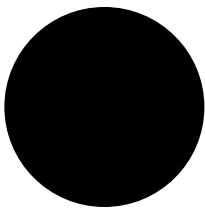
FRESHLY RENOVATED!

3 BEDROOM • 2 BATH BRICK RANCH HOME

Ranch brick home built in 1969, contains 1,425 sq. ft., consists of open living-kitchen area with cabinets and stainless appliances, 3 bedrooms, 2 baths, garage converted into living area, freshly painted inside, hardwood, carpet and laminate floors, carport on back, fenced back yard and storage building.

Ready to move in!!

Nice Level 89' x 140' Lot • Shiloh Park SubDivision



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Jay White at 615-308-4421
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.

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 | 2021-09-02 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 310 San Gabriel Dr |
| Address City | Old Hickory |
| Address State | TN |
| Address Zipcode | 37138 |
| Property Type | Residential |
| Property Status | Listed / Active |
| Auction Highlights | Absolute Auction 3 Bed 2 Bath Brick Ranch Renovated! Thursday September 2, 2021 @ 6pm 310 San Gabriel Dr, Old Hickory 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 | Meatballs Italian Grill | Italian | 0.38 mi | (615) 288-2666 | 37 Review(s) 4.0 |
| 2 | El Ok Corral Mexican Restaurant | Mexican | 0.39 mi | (615) 773-3598 | 58 Review(s) 3.5 |
| 3 | Firecracker Chicken | Chicken Wings | 0.39 mi | (615) 288-2665 | 46 Review(s) 4.0 |
| 4 | Jose's Sandwich & Grill | Desserts | 0.4 mi | (615) 553-4106 | 12 Review(s) 5.0 |
| 5 | Little Caesars | Pizza | 0.4 mi | (615) 773-7999 | 4 Review(s) 2.5 |
| 6 | Cinco de Mayo - Old hickory | Mexican | 0.45 mi | (615) 553-2010 | 34 Review(s) 3.5 |
| 7 | Sir Pizza | Pizza | 0.53 mi | (615) 883-5353 | 21 Review(s) 3.0 |
| 8 | Bojangles | Fast Food | 0.79 mi | (615) 232-2618 | 23 Review(s) 2.5 |
| 9 | JB's Pour House | American (New) | 0.82 mi | (615) 750-5925 | 206 Review(s) 3.5 |
| 10 | Los Amigos Mexican Restaurant | Mexican | 0.84 mi | (615) 915-3721 | 37 Review(s) 4.0 |
| 11 | Chikuyo Tei | Japanese | 0.86 mi | (615) 432-2851 | 108 Review(s) 4.0 |
| 12 | Bellacino's Pizza & Grinders | Pizza | 0.93 mi | (615) 884-3020 | 42 Review(s) 4.0 |
| 13 | McDonald's | Fast Food | 0.96 mi | (615) 391-5101 | 22 Review(s) 1.5 |
| 14 | Wings Express | Chicken Wings | 1 mi | (615) 750-3890 | 34 Review(s) 3.5 |

| | | | | | |
|----|------------------------|------------------------|---------|----------------|------------------|
| 15 | KFC | Fast Food | 1.04 mi | (615) 885-2862 | 30 Review(s) 2.0 |
| 16 | Every Body's Nutrition | Juice Bars & Smoothies | 1.06 mi | (626) 636-5488 | 1 Review(s) 5.0 |
| 17 | Koftaky Grill | Egyptian | 1.06 mi | (615) 316-2255 | 79 Review(s) 4.5 |
| 18 | Publix Super Markets | Bakeries | 1.08 mi | (615) 874-0898 | 28 Review(s) 4.0 |
| 19 | Picasso Pizza | Pizza | 1.09 mi | (615) 915-2647 | 1 Review(s) 1.0 |
| 20 | Los Compadres | Mexican | 1.13 mi | (615) 872-0494 | 5 Review(s) 3.5 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---------------------------|-------------------|----------|----------------|------------------|
| 1 | ALDI | Grocery | 0.93 mi | (855) 955-2534 | 11 Review(s) 4.5 |
| 2 | Publix Super Markets | Bakeries | 1.08 mi | (615) 874-0898 | 28 Review(s) 4.0 |
| 3 | Walmart Supercenter | Department Stores | 1.3 mi | (615) 883-0201 | 33 Review(s) 1.5 |
| 4 | Kroger | Grocery | 1.47 mi | (615) 883-3317 | 14 Review(s) 2.5 |
| 5 | Rice's Country Ham Store | Grocery | 2.73 mi | (615) 758-2362 | 6 Review(s) 5.0 |
| 6 | Mexicali Market | Grocery | 3.17 mi | (615) 884-1150 | 1 Review(s) 4.0 |
| 7 | Kroger | Grocery | 3.2 mi | (615) 883-4441 | 45 Review(s) 3.0 |
| 8 | Curtis Cross Roads Market | Grocery | 3.5 mi | (615) 822-0948 | 1 Review(s) 1.0 |
| 9 | Houston Meat & Produce | Grocery | 3.58 mi | (615) 758-7226 | 29 Review(s) 4.5 |
| 10 | Kroger | Grocery | 3.6 mi | (615) 773-8700 | 6 Review(s) 3.5 |
| 11 | Best Stop | Grocery | 3.6 mi | (615) 883-3535 | 1 Review(s) 3.0 |
| 12 | Publix Super Markets | Grocery | 3.67 mi | (615) 758-4200 | 15 Review(s) 4.0 |
| 13 | Publix Super Markets | Grocery | 3.67 mi | (615) 758-9830 | 3 Review(s) 5.0 |
| 14 | Cedar Creek Market | Grocery | 4.19 mi | (615) 773-6006 | 1 Review(s) 3.0 |
| 15 | Walmart Supercenter | Grocery | 4.49 mi | (615) 758-1121 | 9 Review(s) 3.0 |
| 16 | Stop N Buy | Grocery | 4.68 mi | (615) 822-8419 | 2 Review(s) 1.0 |
| 17 | Piggly Wiggly | Grocery | 4.75 mi | (615) 847-2347 | 5 Review(s) 3.5 |
| 18 | ALDI | Grocery | 4.96 mi | (855) 955-2534 | 3 Review(s) 4.5 |
| 19 | Mapco Express 3200 | Grocery | 5.3 mi | (615) 865-2341 | 2 Review(s) 4.5 |
| 20 | Kroger | Grocery | 5.5 mi | (615) 758-3300 | 13 Review(s) 4.0 |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|----|---|-------------------------------|----------|----------------|------------------|
| 1 | Explore Chiropractic | Chiropractors | 0.41 mi | (615) 758-5650 | 8 Review(s) 5.0 |
| 2 | Body in Balance Massage Therapy | Massage Therapy | 0.48 mi | (615) 521-8568 | 1 Review(s) 5.0 |
| 3 | Maness Family Practice And Walk In Clinic | Family Practice | 0.51 mi | (615) 288-4470 | 3 Review(s) 3.5 |
| 4 | Significant Physical Therapy & Neuropathy Care Center | Physical Therapy | 0.85 mi | (615) 232-9201 | 3 Review(s) 5.0 |
| 5 | America's Best Contacts & Eyeglasses | Eyewear & Opticians | 0.88 mi | (615) 514-2499 | 12 Review(s) 2.5 |
| 6 | Ascension Saint Thomas Urgent Care - Hermitage | Walk-in Clinics | 0.89 mi | (615) 475-8179 | 4 Review(s) 3.0 |
| 7 | Insight Vision Center | Optometrists | 1.03 mi | (615) 891-1243 | 13 Review(s) 4.5 |
| 8 | Snodgrass-King Pediatric Dental | Orthodontists | 1.03 mi | (615) 885-3525 | 2 Review(s) 3.0 |
| 9 | Unland Dental Center | General Dentistry | 1.05 mi | (615) 885-0181 | 3 Review(s) 5.0 |
| 10 | Unland Ted F, DMD | General Dentistry | 1.05 mi | (615) 885-0181 | 3 Review(s) 5.0 |
| 11 | Buntin Denise M PC | Dermatologists | 1.05 mi | (615) 885-2001 | 7 Review(s) 1.5 |
| 12 | Thomas Chiropractic | Chiropractors | 1.07 mi | (615) 883-8555 | 3 Review(s) 3.5 |
| 13 | Mu Spa | Reflexology | 1.1 mi | (615) 454-6438 | 1 Review(s) 5.0 |
| 14 | Cole family practice | Obstetricians & Gynecologists | 1.16 mi | (615) 874-3422 | 1 Review(s) 1.0 |
| 15 | Cole Family Practice | Family Practice | 1.17 mi | (615) 874-3422 | 15 Review(s) 3.5 |
| 16 | Hermitage Eyecare | Optometrists | 1.18 mi | (615) 889-2274 | 2 Review(s) 3.0 |
| 17 | Phillip R Hammond, OD - Hermitage Eye Care | Optometrists | 1.18 mi | (615) 889-2274 | 7 Review(s) 4.5 |
| 18 | Williams Jana M MD | Psychiatrists | 1.21 mi | (615) 391-3735 | 2 Review(s) 3.0 |
| 19 | The Wellness Institute of Nashville | Chiropractors | 1.22 mi | (615) 883-4244 | 9 Review(s) 3.0 |
| 20 | Wellness Institute | Weight Loss Centers | 1.23 mi | (615) 758-1234 | 2 Review(s) 1.0 |

Area Attractions / Things to Do 20+

| # | Name | Type | Distance | Phone | Rating |
|---|--|----------------------|----------|----------------|-----------------|
| 1 | Cornett's Secret Art of Praying Mantis Kung Fu | Chinese Martial Arts | 0.49 mi | (615) 686-3035 | 2 Review(s) 5.0 |
| 2 | Vollis Beach | Sports Clubs | 0.82 mi | (615) 930-9522 | 1 Review(s) 5.0 |
| 3 | Workout Anytime - Hermitage | Gyms | 0.95 mi | (615) 730-7459 | 9 Review(s) 3.5 |
| 4 | Tri-Fit Bootcamp Mt. Juliet | Boot Camps | 1.79 mi | (615) 239-9479 | 2 Review(s) 5.0 |
| 5 | Shutes Branch Recreation Area | Paddleboarding | 1.83 mi | (615) 754-4847 | 3 Review(s) 4.5 |
| 6 | Usagi Dojo | Martial Arts | 2.04 mi | (615) 681-8939 | 1 Review(s) 5.0 |

| | | | | | |
|----|---|------------------|---------|----------------|------------------|
| 7 | Universal Gymnastics | Gymnastics | 2.32 mi | (615) 758-4791 | 5 Review(s) 5.0 |
| 8 | Sanders Ferry Disc Golf Course | Disc Golf | 2.5 mi | | 3 Review(s) 4.5 |
| 9 | Scuba Shack Nashville | Scuba Diving | 2.61 mi | (615) 847-2822 | 4 Review(s) 4.5 |
| 10 | Urban Air Adventure Park - NE Nashville | Trampoline Parks | 2.65 mi | (615) 972-7172 | 22 Review(s) 3.5 |
| 11 | Artistry In Motion Dance Center | Dance Studios | 2.69 mi | (615) 885-1915 | 1 Review(s) 5.0 |
| 12 | Strike Zone Academy | Trainers | 2.84 mi | (615) 516-5311 | 3 Review(s) 5.0 |
| 13 | Captain Quarters Adventures | Boat Charters | 2.94 mi | (615) 618-1212 | 1 Review(s) 5.0 |
| 14 | Oceanside Aquariums | Aquariums | 3.01 mi | (615) 288-4565 | 5 Review(s) 4.0 |
| 15 | Drakes Creek Marine Works | Boating | 3.08 mi | (615) 822-0547 | 5 Review(s) 3.0 |
| 16 | Hermitage Fitness Center | Gyms | 3.15 mi | (615) 889-4491 | 11 Review(s) 4.0 |
| 17 | Hermitage Golf Learning Center | Golf | 3.21 mi | (615) 883-5200 | 1 Review(s) 5.0 |
| 18 | Fit Body Boot Camp Hermitage | Boot Camps | 3.29 mi | (615) 270-3894 | 2 Review(s) 5.0 |
| 19 | Re:MOVE//Training | Gyms | 3.3 mi | (615) 525-1291 | 1 Review(s) 5.0 |
| 20 | Zen Works | Life Coach | 3.34 mi | (615) 290-9177 | 5 Review(s) 5.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--|-------------------------------|----------|----------------|------------------|
| 1 | Tractor Supply Company | Home & Garden | 0.3 mi | (615) 754-4700 | 2 Review(s) 4.5 |
| 2 | Woodline USA | Hardware Stores | 0.32 mi | (615) 758-1370 | 1 Review(s) 5.0 |
| 3 | County Record Services | Office Equipment | 0.36 mi | (615) 773-4456 | 1 Review(s) 5.0 |
| 4 | Music Row Picture Framing | Framing | 0.47 mi | (615) 712-6518 | 1 Review(s) 1.0 |
| 5 | The Basement Marketplace | Home Decor | 0.51 mi | (615) 754-9500 | 2 Review(s) 4.5 |
| 6 | Hermitage & Mt. Juliet Florist | Florists | 0.58 mi | (615) 885-4220 | 2 Review(s) 5.0 |
| 7 | Hermitage Computer Doctor | IT Services & Computer Repair | 0.7 mi | (615) 388-9700 | 3 Review(s) 1.0 |
| 8 | Walgreens | Drugstores | 0.82 mi | (615) 391-0151 | 7 Review(s) 1.5 |
| 9 | Cd Warehouse | Music & DVDs | 0.86 mi | (615) 886-7000 | 1 Review(s) 5.0 |
| 10 | Goody's | Department Stores | 0.86 mi | (615) 871-0016 | 4 Review(s) 2.0 |
| 11 | America's Best Contacts & Eyeglasses | Eyewear & Opticians | 0.88 mi | (615) 514-2499 | 12 Review(s) 2.5 |
| 12 | Victoria - Verizon Authorized Retailer | Mobile Phones | 0.89 mi | (629) 802-8843 | 1 Review(s) 1.0 |
| 13 | RadioShack | Mobile Phones | 0.93 mi | (615) 885-0559 | 4 Review(s) 2.0 |
| 14 | Bed Bath & Beyond | Kitchen & Bath | 0.97 mi | (615) 889-4493 | 5 Review(s) 3.5 |
| 15 | Ross Dress for Less | Department Stores | 0.99 mi | (615) 882-5880 | 6 Review(s) 2.0 |
| 16 | Insight Vision Center | Optometrists | 1.03 mi | (615) 891-1243 | 13 Review(s) 4.5 |
| 17 | Hermitage Eyecare | Optometrists | 1.18 mi | (615) 889-2274 | 2 Review(s) 3.0 |
| 18 | Phillip R Hammond, OD - Hermitage Eye Care | Optometrists | 1.18 mi | (615) 889-2274 | 7 Review(s) 4.5 |
| 19 | Sleep Outfitters - Hermitage | Mattresses | 1.22 mi | (615) 889-1681 | 12 Review(s) 4.5 |
| 20 | Dollar General Market Store | Discount Store | 1.25 mi | (615) 884-5008 | 1 Review(s) 5.0 |