

2987 Cooks Rd
Mt Juliet, TN 37122

SOLD!

Auction
04/30/2022 10:00 am



Listed By (Agent):

Charlie Pass

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Phone (Cell): 615-210-9930

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Listed By (Agent):

Jim Agee

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ABSOLUTE AUCTION

SATURDAY APRIL 30, 2022 @ 10:00AM

LOCATION 2987 COOKS RD • MT JULIET TN 37122

LAKE FRONT ESTATE 8 +/- ACRE PENINSULA BRICK ESTATE HOME



Custom Built Estate Home

Located on an 8+/-Acre Peninsula with stunning water front views

This Spacious Brick Home has 5,280 +/-square feet, with a Wall of Windows overlooking the Lake

This Custom Built Home was built in 1994
Featuring 4 Bedrooms, 3.5 Baths, Office with Custom Details Through-Out the Home
2 Car Attached Garage with 3 rooms, Half Bath Apartment above Garage and a Porte Cochere
From the Living Area and Owners Suite is a Beautiful View of the Lake with Floor to Ceiling windows
For Enhanced Safety Basement Tornado Room

Formal English Fountain Garden featuring Gazebo and Back Lawn
Brick Detached 4 Car Garage with Storage Area Overhead
Stone Storage Barn with 2 Offices, Conference Room, Kitchen and Half Bath Upstairs
Stable has Tack Room, 2 Stalls and Hay Loft

Rare Lakefront Estate Property



VIDEO:

<https://youtu.be/0daAAJQL0ml>

Real Estate Sells at 10am

SUV • P/U TRUCK • FURNITURE • TOOLS
Selling for Cash or Good Check Immediately After Real Estate

VEHICLES:

2016 Ford F-150 Lariat 4x4 3.5 Ecoboost 49,210 Miles, One Owner • 2013 Cadillac Escalade 76,595 Miles, One Owner

FURNITURE & HOUSEHOLD:

Blanket Chest over Two Drawers • Wicker Chair, Rocker, Settee & Ottoman Set • Upholstered Fainting Couch • Oval Floor Mirror • Round Alligator Print Table • Legett & Platt 2 pc Adjustable Bed • Round Table • Lamps • Spartus Mantle Clock • Small Jewelry Box • 3 Legged Grape Pattern Round Table • Emperor Grandfather Clock • Large China Cabinet • Floor Lamps • Dining Room Table w/6 Chairs • Pictures & Frames • Large Entertainment Center • Cedar Chest • Dresser w/ Fold Mirror • Outdoor Glass Top Table w/6 Wicker Chairs • 2 Oak Bar Stools • Metal Bed • Wicker Stool • Microwave Table • Small Centennial Mantle Clock • Dresser Lamps • Lea Dresser & 2 End Tables • Bed Frame • Cedar Wardrobe • Pine Coffee Table & End Table • Copper Vessels • Mantle Clock • 6 Patio Chairs • Thomas Kinkaid Prints • Library Desk • 2 Metal Bar Stools • Humidor • 4 Leather Bar Chairs • 6 Matching Bar Chairs • Oval Dining/Gaming Table/6 Swivel Chairs • Glass Top Sofa Table • Leather Desk Chair • Desk Chair • Valet • 6 Drawer Lingerie Chest • Pyrex • Pots, Pans, Cooking Utensils • Revere Ware • Pressure Cooker • Pfaltzgraff Dishes • Electric Kitchen Appliance • Dirt Devil Vacuum • Panasonic Vacuum • Glasses & Mugs

EQUIPMENT, TOOLS & MISC.:

Bolens 3.5 HP Edger • 12' Fiberglass Step Ladder • Pride Motor Chair-JA224 614 HP • Pride Silver Star Power Wheel Chair Hauler • 2-2 Wheel Dolly's • Ladder Jacks • Craftsman Chain Saw • E2 Tri Fold Wheel Chair Ramp • Fiberglass 28 ft. Ext. Ladder • 8' Warner Step Ladder • Cannondale Mens Bike • Fold Out Step Stool • Floor Fan • Wooden & Metal Animals • Globe • Books

Personal Property Selling for Cash or Good Check Immediately after Real Estate

ABSOLUTE AUCTION
SATURDAY APRIL 30, 2022 - 10AM
LAKE FRONT ESTATE
2987 COOKS ROAD, MT. JULIET, TN 37122

**Call Charlie Pass @ 615-210-9930 or Jim Agee @ 615-444-0909
For Further Information**

**Estate of Aaron C. Watts
Steven R Pearson, Executor**

Attention Realtors: 1% Broker Participation.

Real Estate agents must register 24 hours in advance & attend auction. Call Auctioneer for details.

Registration Form - [CLICK HERE.](#)

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 Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

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 2022 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



615.444.0909

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Auction Date	2022-04-30
Buyer's Agent Comp.	Call for Details
Address Street	2987 Cooks Rd
Address City	Mt Juliet
Address State	TN
Address Zipcode	37122
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Lakefront Estate Home + 8 Acres Selling at Absolute Auction Saturday April 30, 2022 @ 10am
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

Attention! Call today for more information on this beautiful property! Call Bob Johnson at 615.444.0909. This property is located in the heart of the Nashville area. It is a beautiful property with a large house, a large driveway, and a large back yard. It is a great investment opportunity for anyone looking to buy a property in the Nashville area.

REAL ESTATE SELLER AT RISK! This property is located in the heart of the Nashville area. It is a beautiful property with a large house, a large driveway, and a large back yard. It is a great investment opportunity for anyone looking to buy a property in the Nashville area.

AGEE & JOHNSON
 REALTY AND BUSINESS BROKERS

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ABSOLUTE AUCTION
SATURDAY APRIL 30, 2022 - 10AM
LAKE FRONT ESTATE
2847 COOKS ROAD, N. 31 JULIET, TN 37322



Located on an 8+/- Acre Private Estate, this Spacious Brick Home has 5280' sq. ft. with a Wall of Windows overlooking The Lake, with Custom Deck, 3rd Floor, featuring 4 bedrooms, 5.5 baths, office, 2 car garage with 12 rooms, 12 bath apartment above and basement formal room. From the Kitchen and Main level enjoy a Beautiful View of the Lake, Formal Garden/Greenhouse and Back Lawn.

Brick detached 4 car garage with storage area over head, Stone storage barn with 2 offices, conference room, kitchen and half bath upstairs.

Stable has tack room, 2 stalls and half bath.

ACEE'S
JOHNSON

615.444.0909

www.AceeAndJohnson.com

Call Charlie Pace at 615-210-9030
2nd Auction at 615-444-0909
For Further Information
Email: charlie@aceeandjohnson.com
Steven R. Pearson, Executor

[illegible]

AGEE & JOHNSON
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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	Cajun Seafood	Cajun/Creole	3.26 mi	(615) 887-9991	3 Review(s) 4.5
2	Fishtales Grill	Seafood	3.28 mi	(615) 758-5174	25 Review(s) 2.5
3	Hardee's of Mt Juliet	Restaurants	4.33 mi	(615) 754-8352	5 Review(s) 2.0
4	Hardee's	Breakfast & Brunch	4.33 mi	(615) 754-8352	7 Review(s) 1.5
5	Taco Bell	Mexican	4.34 mi	(615) 773-8900	15 Review(s) 2.5
6	Subway	Sandwiches	4.39 mi	(615) 758-2750	4 Review(s) 2.5
7	El Comal	Mexican	4.41 mi	(615) 758-4430	68 Review(s) 3.5
8	Oishii Asian Steak and Sushi	Asian Fusion	4.47 mi	(615) 758-3387	85 Review(s) 4.0
9	Cherokee Steakhouse, Marina & Campground	Seafood	4.48 mi	(615) 444-2783	89 Review(s) 3.0
10	McDonald's	Burgers	4.5 mi	(615) 773-7061	11 Review(s) 2.5
11	Slim Chickens	Sandwiches	4.52 mi	(615) 553-4777	24 Review(s) 4.0
12	Granny's Kitchen	Soul Food	4.58 mi	(615) 758-0383	11 Review(s) 4.0

13	Smiley Thai and Sushi	Thai	4.59 mi	(615) 553-2596	116 Review(s) 4.5
14	Domino's Pizza	Pizza	4.61 mi	(615) 754-5175	7 Review(s) 2.0
15	Papa Johns Pizza	Pizza	4.63 mi	(615) 773-7800	10 Review(s) 2.0
16	China Moon	Chinese	4.63 mi	(615) 773-5351	35 Review(s) 3.5
17	Burger King	Burgers	4.71 mi	(615) 754-8390	12 Review(s) 2.0
18	Carreta	Mexican	4.73 mi	(615) 288-8114	138 Review(s) 4.5
19	CP Between The Lakes	American (Traditional)	4.74 mi	(615) 754-2782	86 Review(s) 3.5
20	Gourmet Donuts	Donuts	4.74 mi	(615) 758-6559	65 Review(s) 4.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Cedar Creek Market	Grocery	3.93 mi	(615) 773-6006	1 Review(s) 3.0
2	Publix Super Markets	Grocery	4.42 mi	(615) 758-9830	3 Review(s) 5.0
3	Publix Super Markets	Grocery	4.43 mi	(615) 758-4200	15 Review(s) 4.0
4	Kroger	Grocery	4.61 mi	(615) 773-8700	6 Review(s) 3.5
5	Houston Meat & Produce	Grocery	4.81 mi	(615) 758-7226	31 Review(s) 4.5
6	Dollar General	Grocery	5.05 mi	(423) 225-7340	1 Review(s) 1.0
7	Rice's Country Ham Store	Grocery	5.27 mi	(615) 758-2362	7 Review(s) 4.5
8	Kroger Marketplace	Grocery	6.33 mi	(615) 230-3900	41 Review(s) 3.0
9	Publix Super Markets	Grocery	6.41 mi	(615) 451-6285	10 Review(s) 5.0
10	Publix Super Markets	Grocery	6.93 mi	(615) 444-2581	11 Review(s) 3.5
11	Kroger	Grocery	7.25 mi	(615) 451-2803	7 Review(s) 2.0
12	Walmart Supercenter	Grocery	7.28 mi	(615) 452-8452	11 Review(s) 1.5
13	ALDI	Grocery	7.32 mi	(855) 955-2534	3 Review(s) 4.5
14	ALDI	Grocery	7.48 mi	(855) 955-2534	3 Review(s) 4.5
15	Walmart Supercenter	Grocery	7.52 mi	(615) 758-1121	10 Review(s) 3.0
16	Kroger	Grocery	7.9 mi	(615) 449-4631	8 Review(s) 3.0
17	Food Lion	Grocery	7.91 mi	(615) 452-8593	2 Review(s) 2.5
18	H.G. Hill Market	Grocery	8.02 mi	(615) 452-0122	2 Review(s) 3.0
19	Kroger	Grocery	8.2 mi	(615) 758-3300	14 Review(s) 3.5
20	Publix	Grocery	8.42 mi	(615) 773-0250	7 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Lyttle Fox Therapy	Occupational Therapy	4.26 mi	(615) 758-4888	3 Review(s) 2.5
2	M & D Massage	Massage	4.4 mi	(615) 758-5588	4 Review(s) 5.0
3	Denton Dental Solutions	General Dentistry	4.46 mi	(615) 754-0853	1 Review(s) 5.0
4	STAR Physical Therapy	Physical Therapy	4.47 mi	(615) 773-0660	1 Review(s) 5.0
5	Tru Roots Chiropractic	Chiropractors	4.49 mi	(615) 583-9788	7 Review(s) 3.5
6	Twin Lakes Dental Care	General Dentistry	4.52 mi	(615) 257-0772	1 Review(s) 5.0
7	Mt Juliet Dental Group	Oral Surgeons	4.55 mi	(615) 241-8023	7 Review(s) 1.5
8	Benson Orthodontics	Orthodontists	4.66 mi	(615) 553-5140	1 Review(s) 5.0
9	Kroger Pharmacy	Pharmacy	4.66 mi	(615) 773-8703	4 Review(s) 3.5
10	Patient Centered Care	Rehabilitation Center	4.74 mi	(615) 288-2151	2 Review(s) 5.0
11	Re:MOVE//Training	Gyms	4.8 mi	(615) 525-1291	1 Review(s) 5.0
12	Providence Place of Mt. Juliet	Assisted Living Facilities	4.84 mi	(615) 758-4800	1 Review(s) 5.0
13	Mt Juliet Family Vision Center	Optometrists	4.92 mi	(615) 758-2501	7 Review(s) 5.0
14	Indulgence Salon & Medi Spa	Hair Salons	4.92 mi	(615) 889-4333	15 Review(s) 4.0
15	Christina Culpepper, LMFT	Counseling & Mental Health	4.92 mi	(615) 481-0555	2 Review(s) 3.0
16	The Mystical Heart Spiritual Center & Store	Spiritual Shop	5.11 mi	(615) 553-4345	7 Review(s) 5.0
17	West Wilson Family Practice Center, PC	Family Practice	5.15 mi	(615) 758-5672	14 Review(s) 3.0
18	Shearer Cameron MD	Family Practice	5.15 mi	(615) 758-5672	1 Review(s) 5.0
19	Dube Orthopedics and Physical Therapy	Sports Medicine	5.15 mi	(615) 391-4545	4 Review(s) 1.0
20	Franklin Family Eye Care	Optometrists	5.18 mi	(615) 754-4733	4 Review(s) 4.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Xtreme Paintball	Paintball	2.82 mi	(615) 547-2324	9 Review(s) 2.5
2	KRB Firearms II & The Range	Guns & Ammo	3.58 mi	(615) 553-2319	6 Review(s) 3.0
3	Cedar Creek Sports Center	Amusement Parks	4.16 mi	(615) 754-2744	17 Review(s) 4.0
4	Lock 4 Mountain Bike Park	Parks	4.18 mi		6 Review(s) 5.0

5	Six1Five Sports Training	Sports Clubs	4.24 mi	(615) 754-5556	2 Review(s) 4.5
6	Orangetheory Fitness Mount Juliet	Boot Camps	4.4 mi	(615) 981-3800	5 Review(s) 5.0
7	Young's Performance Skis & Cycles	Jet Skis	4.52 mi	(615) 449-2373	1 Review(s) 1.0
8	Charlie Daniels Park	Parks	4.68 mi	(615) 754-2552	22 Review(s) 4.5
9	Mt Juliet Parks & Recreation	Parks	4.68 mi	(615) 758-6522	1 Review(s) 3.0
10	Re:MOVE//Training	Gyms	4.8 mi	(615) 525-1291	1 Review(s) 5.0
11	Strike Zone Academy	Trainers	5.1 mi	(615) 516-5311	3 Review(s) 5.0
12	Fit Physiques	Gyms	5.2 mi	(615) 519-1561	2 Review(s) 5.0
13	Nashville SUP & Yoga	Yoga	5.28 mi	(629) 777-8109	1 Review(s) 5.0
14	Fairvue Plantation	Venues & Event Spaces	5.35 mi	(615) 451-0909	2 Review(s) 4.0
15	Body Kneads	Skin Care	5.64 mi	(615) 449-7880	25 Review(s) 4.5
16	Universal Gymnastics	Gymnastics	5.66 mi	(615) 758-4791	5 Review(s) 5.0
17	Ethan Page Park Disc Golf Course	Parks	5.91 mi	(615) 754-2552	2 Review(s) 5.0
18	So Fly Studio	Dance Studios	5.97 mi		8 Review(s) 5.0
19	Avondale Recreation Center	Parks	6.03 mi		1 Review(s) 3.0
20	Intrigue Athletics	Gymnastics	6.06 mi	(615) 981-0231	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Flexi-8	Accessories	2.26 mi	(877) 439-2867	1 Review(s) 4.0
2	Burdine Supply	Hardware Stores	2.88 mi	(615) 453-9222	1 Review(s) 4.0
3	Norms Amish Market	Nurseries & Gardening	3.18 mi		1 Review(s) 5.0
4	Prestige Jewelry & Loan	Pawn Shops	3.55 mi	(615) 754-0009	4 Review(s) 4.5
5	KRB Firearms II & The Range	Guns & Ammo	3.58 mi	(615) 553-2319	6 Review(s) 3.0
6	Music City Bricks	Hobby Shops	3.68 mi	(615) 965-6551	4 Review(s) 5.0
7	Publix Pharmacies	Drugstores	3.82 mi	(615) 874-2216	1 Review(s) 5.0
8	Mount Juliet Granite And Tile	Countertop Installation	4.26 mi	(615) 243-9662	5 Review(s) 4.0
9	Hot Spring Spas of Music City	Hot Tub & Pool	4.28 mi	(615) 443-4441	12 Review(s) 5.0
10	Walgreens	Drugstores	4.44 mi	(615) 773-4034	2 Review(s) 5.0
11	Verizon Authorized Retailer -- Cellular Sales	Mobile Phones	4.61 mi	(615) 288-4940	2 Review(s) 1.0
12	Biker's Choice	Bike Repair/Maintenance	4.67 mi	(615) 758-8620	4 Review(s) 5.0
13	Shiloh Music Center	Musical Instruments & Teachers	4.72 mi	(615) 758-9437	7 Review(s) 4.5
14	Puryear Farms	Landscaping	4.76 mi	(615) 452-8948	1 Review(s) 5.0
15	Precision Pool & Spas	Home & Garden	4.77 mi	(615) 754-8244	3 Review(s) 2.5
16	Jenkins Nursery & Landscaping	Landscaping	4.79 mi	(615) 218-7212	5 Review(s) 5.0
17	Attic Trinkets and Treasures	Antiques	4.92 mi	(615) 613-2800	4 Review(s) 4.0
18	Clairren's Treasures	Antiques	4.97 mi	(615) 758-7272	1 Review(s) 2.0
19	Moss' Flower Shop	Florists	5 mi	(615) 758-5972	10 Review(s) 4.0
20	Rogue Journals	Arts & Crafts	5.01 mi	(323) 841-5613	4 Review(s) 5.0