

2770 W Division St
Mt Juliet, TN 37122

SOLD!

Auction
03/25/2023 10:00 am



Listed By (Agent):

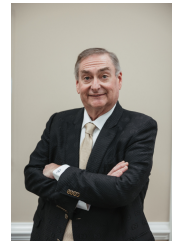
Jay White

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

SATURDAY MARCH 25, 2023 @ 10am

**LOCATED 2770 W DIVISION ST • MT JULIET, TN
37122**

DIRECTIONS:

From I-40 at Exit 226, head north on TN-171 N/N. Mt. Juliet Road, 2.1 miles, turn left onto W. Division St., 2.8 miles. Watch for signs!!!

55 ACRES IN THE HEART OF MT JULIET

SURROUNDED BY RESIDENTIAL SUBDIVISIONS

**SELLING IN 4 ACREAGE ESTATE TRACTS DEVELOPMENT
POTENTIAL**

NO OWNER RESTRICTIONS

TRACTS RANGING IN SIZE FROM 1.89 TO 21.35 ACRES



Rare Opportunity To Own Acreage In Mt. Juliet
Selling in 4 Acreage Estate Tracts (1.89 - 21.35 Acres)
Development Potential - No Owner Restrictions

<https://youtu.be/yuMHZg-t5s8>

- Tract 1: 1.89 Acres with Doublewide**
- Tract 2: 20.40 Acres with House**
- Tract 3: 21.35 Acres**
- Tract 4: 11.40 Acres**



**OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE**

**Contact Jay White 615.308.4421 or Jim Agee 615.504.0963
for Further Information**

CHANCERY COURT AUCTION	Saturday March 25, 2023 10:00 AM
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for Further Information**

*Being sold under order of Chancery Court of Wilson County, Tennessee, Case No. 2021-CV-289,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction*

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 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 10% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2023 property taxes will be prorated to date of deed; possession given 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

 <p>AGEE & JOHNSON REALTY AND AUCTION, INC. YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p>615.444.0909</p> <p>www.AgeeAndJohnson.com</p>
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Contact **Agee & Johnson** Today!

Auction Date	2023-03-25
Buyer's Agent Comp.	Call for Details
Address Street	2770 W Division St
Address City	Mt Juliet
Address State	TN
Address Zipcode	37122
County	Wilson
Property Status	Listed / Active
Auction Highlights	Chancery Court Auction • Absolute Saturday March 25, 2023 @ 10am 2770 W Division St • Mt Juliet TN 55+ Acres Selling in the Heart of Mt Juliet Surrounded by Residential Subdivisions Rare Opportunity to Own Acreage in Mt Juliet
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes

CHANCERY COURT AUCTION Saturday March 25, 2023 10:00 AM
2770 W. DIVISION STREET, MT. JULIET, TN 37122

55+ ACRES IN THE HEART OF MT. JULIET SURROUNDED BY RESIDENTIAL SUBDIVISIONS



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2770 W. Division St
Mt. Juliet, TN



Tract 1 - 21.35 Acres
Tract 2 - 20.40 Acres
Tract 3 - 21.35 Acres
Tract 4 - 21.35 Acres



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 Ok Corral Mexican Restaurant	Mexican	1.25 mi	(615) 773-3598	73 Review(s) 3.5
2	Meatballs Italian Grill	Italian	1.27 mi	(615) 288-2666	53 Review(s) 4.0

3	Cinco de Mayo	Mexican	1.27 mi	(615) 553-2010	44 Review(s)	3.5
4	Red Ninja Sushi & Korean	Sushi Bars	1.28 mi	(615) 288-4072	6 Review(s)	4.5
5	Jose's Sandwich & Grill	Desserts	1.28 mi	(615) 553-4106	34 Review(s)	5.0
6	Little Caesars	Pizza	1.28 mi	(615) 773-7999	5 Review(s)	2.0
7	Taqueria La Jarochita - Taco truck at Kwik Sak	Tacos	1.43 mi		1 Review(s)	5.0
8	Sir Pizza	Pizza	1.43 mi	(615) 883-5353	32 Review(s)	3.5
9	Bojangles	Fast Food	1.62 mi	(615) 232-2618	32 Review(s)	2.5
10	JB's Pour House	American (New)	1.64 mi	(615) 750-5925	251 Review(s)	3.5
11	Chikuyo Tei	Japanese	1.73 mi	(615) 432-2851	127 Review(s)	4.0
12	Los Amigos Mexican Restaurant	Mexican	1.76 mi	(615) 915-3721	53 Review(s)	4.0
13	McDonald's	Fast Food	1.77 mi	(615) 391-5101	28 Review(s)	1.5
14	Picasso Pizza	Pizza	1.84 mi	(615) 915-2647	1 Review(s)	1.0
15	KFC	Fast Food	1.86 mi	(615) 885-2862	43 Review(s)	1.5
16	Bellacino's Pizza & Grinders	Pizza	1.86 mi	(615) 884-3020	51 Review(s)	4.0
17	Subway	Sandwiches	1.87 mi	(615) 883-4433	1 Review(s)	5.0
18	Los Compadres	Mexican	1.89 mi	(615) 872-0494	7 Review(s)	4.0
19	Gondola House Pizzeria	Italian	1.89 mi	(615) 679-9033	311 Review(s)	4.5
20	Whitt's Barbecue - Hermitage	Barbeque	1.91 mi	(615) 885-4146	10 Review(s)	3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	1.65 mi	(855) 955-2534	13 Review(s) 4.5
2	Publix Super Markets	Bakeries	1.95 mi	(615) 874-0898	32 Review(s) 4.0
3	DG Market + pOpsshelf	Discount Store	1.99 mi	(615) 988-8489	2 Review(s) 5.0
4	Walmart Supercenter	Department Stores	2.18 mi	(615) 883-0201	51 Review(s) 1.5
5	Kroger	Grocery	2.32 mi	(615) 883-3317	18 Review(s) 2.5
6	Kroger	Grocery	2.56 mi	(615) 883-4441	59 Review(s) 2.5
7	Rice's Country Hams	Grocery	2.79 mi	(615) 758-2362	10 Review(s) 4.0
8	Dollar General	Grocery	3.04 mi	(423) 225-7340	2 Review(s) 1.0
9	Dollar General	Discount Store	3.21 mi	(615) 553-3482	1 Review(s) 3.0
10	Dollar General	Grocery	3.21 mi	(615) 271-9548	1 Review(s) 1.0
11	Mexicali Market	Grocery	3.23 mi	(615) 884-1150	1 Review(s) 4.0
12	Walmart Supercenter	Grocery	3.26 mi	(615) 758-1121	12 Review(s) 2.5
13	Houston Meat & Produce	Grocery	3.28 mi	(615) 758-7226	35 Review(s) 4.5
14	Kroger	Grocery	3.43 mi	(615) 773-8700	9 Review(s) 3.0
15	ALDI	Grocery	3.53 mi	(855) 955-2534	3 Review(s) 4.5
16	Best Stop	Grocery	3.57 mi	(615) 883-3535	1 Review(s) 3.0
17	Publix Super Markets	Grocery	3.59 mi	(615) 758-4200	17 Review(s) 4.0
18	Publix Super Markets	Grocery	3.61 mi	(615) 758-9830	3 Review(s) 5.0
19	Kroger	Grocery	3.97 mi	(615) 758-3300	18 Review(s) 3.5
20	Publix	Grocery	4.11 mi	(615) 773-0250	14 Review(s) 3.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Explore Chiropractic	Chiropractors	1.22 mi	(615) 758-5650	7 Review(s) 5.0
2	Body in Balance Massage Therapy	Massage Therapy	1.26 mi	(615) 521-8568	1 Review(s) 5.0
3	Schmitt Dental	General Dentistry	1.33 mi	(615) 754-2070	1 Review(s) 5.0
4	Maness Family Practice And Walk In Clinic	Family Practice	1.45 mi	(615) 288-4470	3 Review(s) 3.5
5	Always Dream Spa	Body Contouring	1.53 mi	(615) 779-3287	1 Review(s) 4.0
6	Ascension Saint Thomas Urgent Care - Hermitage	Walk-in Clinics	1.68 mi	(615) 475-8179	6 Review(s) 3.5
7	Hermitage Modern Dentistry	Cosmetic Dentists	1.69 mi	(615) 219-5722	6 Review(s) 5.0
8	Significant Physical Therapy & Neuropathy Care Center	Physical Therapy	1.78 mi	(615) 232-9201	3 Review(s) 5.0
9	America's Best Contacts & Eyeglasses	Eyewear & Opticians	1.81 mi	(615) 514-2499	23 Review(s) 2.5
10	Terri Allen Atwood Counseling	Counseling & Mental Health	1.94 mi	(615) 477-3073	1 Review(s) 5.0
11	Thomas Chiropractic	Chiropractors	1.95 mi	(615) 883-8555	3 Review(s) 3.5
12	Mu Spa	Reflexology	2.01 mi	(615) 454-6438	2 Review(s) 5.0
13	Totty Chiropractic Health & Wellness Center	Chiropractors	2.04 mi	(615) 883-1020	1 Review(s) 1.0
14	Active Life Chiropractic	Chiropractors	2.05 mi	(615) 758-7373	17 Review(s) 5.0
15	Tinker Family Chiropractic	Chiropractors	2.07 mi	(615) 288-2671	1 Review(s) 5.0
16	Buntin Denise M PC	Dermatologists	2.08 mi	(615) 885-2001	9 Review(s) 1.5
17	Unland Ted F, DMD	General Dentistry	2.08 mi	(615) 885-0181	2 Review(s) 5.0

18	Unland Dental Center	General Dentistry	2.08 mi	(615) 885-0181	3 Review(s) 5.0
19	Insight Vision Center	Optometrists	2.08 mi	(615) 891-1243	17 Review(s) 4.5
20	Snodgrass-King Pediatric Dental	Orthodontists	2.08 mi	(615) 885-3525	1 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Iron Fit Gym & Wellness Center	Gyms	1.22 mi	(615) 815-6824	1 Review(s) 5.0
2	Nashville Dojo Isshinryu Karate	Karate	1.4 mi	(615) 784-9655	1 Review(s) 5.0
3	Cornett's Secret Art of Praying Mantis Kung Fu	Chinese Martial Arts	1.47 mi	(615) 686-3035	2 Review(s) 5.0
4	Tri-Fit Bootcamp Mt. Juliet	Boot Camps	1.8 mi	(615) 239-9479	2 Review(s) 5.0
5	The Rumpus Room	Indoor Playcentre	1.8 mi	(615) 754-6799	4 Review(s) 4.0
6	Workout Anytime - Hermitage	Gyms	1.87 mi	(615) 730-7459	14 Review(s) 3.5
7	Universal Gymnastics	Gymnastics	2.43 mi	(615) 758-4791	6 Review(s) 5.0
8	Nashville Line Dancing	Performing Arts	2.67 mi	(615) 669-8603	1 Review(s) 5.0
9	Unlocked	Party Equipment Rentals	2.67 mi	(615) 524-1503	1 Review(s) 5.0
10	CrossFit Mt Juliet	Interval Training Gyms	2.74 mi	(615) 763-3481	3 Review(s) 3.5
11	Barre Co.	Barre Classes	2.75 mi	(502) 298-3254	3 Review(s) 3.5
12	Hermitage Golf Learning Center	Golf	2.76 mi	(615) 883-5200	1 Review(s) 5.0
13	Mount Juliet Elite Gymnastics	Gymnastics	2.89 mi	(615) 756-5577	1 Review(s) 3.0
14	Jones Family Park	Disc Golf	2.92 mi		3 Review(s) 2.5
15	Artistry In Motion Dance Center	Dance Studios	2.92 mi	(615) 885-1915	1 Review(s) 5.0
16	Robinson Family Park	Hiking	2.94 mi	(615) 500-7899	1 Review(s) 4.0
17	Golf Rx	Golf Lessons	2.97 mi	(615) 288-4539	3 Review(s) 5.0
18	Strike Zone Academy	Trainers	2.98 mi	(615) 516-5311	3 Review(s) 4.5
19	Phoenix MMA and Fitness	Martial Arts	3 mi	(615) 995-1907	2 Review(s) 5.0
20	Fit Physiques	Gyms	3.02 mi	(615) 519-1561	2 Review(s) 5.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Basement Marketplace	Home Decor	1.25 mi	(615) 754-9500	3 Review(s) 4.5
2	County Record Services	Office Equipment	1.27 mi	(615) 773-4456	1 Review(s) 5.0
3	Second Time Around Consignment	Thrift Stores	1.28 mi		1 Review(s) 5.0
4	Woodline USA	Hardware Stores	1.32 mi	(615) 758-1370	1 Review(s) 5.0
5	Tractor Supply Company	Home & Garden	1.33 mi	(615) 754-4700	5 Review(s) 4.5
6	Granite Empire	Countertop Installation	1.36 mi	(615) 527-8985	1 Review(s) 5.0
7	Music Row Picture Framing	Framing	1.38 mi	(615) 712-6518	1 Review(s) 1.0
8	Hermitage & Mt. Juliet Florist	Florists	1.41 mi	(615) 885-4220	3 Review(s) 5.0
9	Island Breeze Promotions	Marketing	1.42 mi	(615) 883-6973	2 Review(s) 4.5
10	Urban Blush	Jewelry	1.48 mi	(615) 754-3992	1 Review(s) 5.0
11	Hermitage Computer Doctor	IT Services & Computer Repair	1.49 mi	(615) 388-9700	3 Review(s) 1.0
12	Howard Rawlings Antiques	Antiques	1.51 mi	(615) 754-7457	5 Review(s) 2.0
13	Eggshell-Art	Art Supplies	1.55 mi	(615) 754-7776	1 Review(s) 1.0
14	Walgreens	Drugstores	1.57 mi	(615) 391-0151	11 Review(s) 1.5
15	Verizon	Mobile Phones	1.68 mi	(629) 802-8843	1 Review(s) 1.0
16	Goody's	Department Stores	1.71 mi	(615) 871-0016	4 Review(s) 2.0
17	Costa Electronics	Electronics	1.73 mi	(615) 754-0035	2 Review(s) 3.0
18	Cd Warehouse	Music & DVDs	1.79 mi	(615) 886-7000	1 Review(s) 5.0
19	GNC	Health Markets	1.79 mi	(615) 889-2285	1 Review(s) 1.0
20	Cedar City House Of Print	Screen Printing	1.8 mi	(615) 754-9298	3 Review(s) 2.5