

## 107 Ten Throw Drive

Lebanon, TN 37087

**SOLD!**

Auction  
05/09/2024 6:00 pm



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 MAY 9, 2024**

**LOCATION 107 TEN THROW DRIVE • LEBANON TN  
37087**

**DIRECTIONS:**

**From Historic Lebanon Square, travel south on South Cumberland Street, 1.5 miles, turn right onto Holloway Drive, turn left onto Piedmont Drive, .2 mile, turn left onto Quita Circle, .2 mile, turn right onto Ten Throw Drive. Watch for signs!!!**

## ***BRICK RANCH HOUSE*** ***4 BEDROOMS • 2 FULL BATHS***

**â MID WEEK AUCTION â  
*Auction Starts at 6pm***



### ***SINGLE LEVEL BRICK RANCH*** ***CONVENIENT LOCATION***

Featuring 4 Bedrooms, 2 Full Baths, with New Flooring

Kitchen features Built-in Cabinets, lots of Bright Light and Windows

Rec Room or 4th Bed Room 13x23 Features Fireplace

Large Living Room / Dining Room Combination

Level Lot with Mature Trees

Per tax records home is 1625 sq. ft. sitting on .37 Acre

***Well Maintained • Recent Updates***



**IDEAL FOR FIRST TIME HOME OWNER • INVESTOR**

**Call Jay White at 615.444.0909 or 615.308.4421  
For Further Information**



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***Owners - Roy & Tammy Shrum***

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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 2024 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!

|                            |                                                                                                                     |
|----------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Auction Date</b>        | 2024-05-09                                                                                                          |
| <b>Buyer's Agent Comp.</b> | Call for Details                                                                                                    |
| <b>Address Street</b>      | 107 Ten Throw Drive                                                                                                 |
| <b>Address City</b>        | Lebanon                                                                                                             |
| <b>Address State</b>       | TN                                                                                                                  |
| <b>Address Zipcode</b>     | 37087                                                                                                               |
| <b>County</b>              | Wilson                                                                                                              |
| <b>Property Type</b>       | Residential                                                                                                         |
| <b>Property Status</b>     | Listed / Active                                                                                                     |
| <b>Auction Highlights</b>  | Absolute Auction<br>Thursday May 9, 2024 @ 6pm<br>107 Ten Throw Drive • Lebanon TN<br>4 Bedroom • 2 Bath Ranch Home |
| <b>Auction Time Start</b>  | 6:00 pm                                                                                                             |
| <b>Auction Type</b>        | absolute                                                                                                            |
| <b>Is Home</b>             | yes                                                                                                                 |

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**6:00 PM**  
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**Well Maintained • Recent Updates**  
**IDEAL FOR FIRST TIME HOME OWNER • INVESTOR**  
Call Jay White at 615-444-0909 For Further Information  
Open House - May 8 & Saturday Showings  
Auctioneer: Jay White, Broker: Agee & Johnson, Inc. 107 Ten Throw Drive, Lebanon, TN 37087. Auctioneer: Jay White, Broker: Agee & Johnson, Inc. 107 Ten Throw Drive, Lebanon, TN 37087.  
**AGEE & JOHNSON** 615.444.0909  
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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  | Los Compadres                           | Mexican            | 0.25 mi  | (615) 444-3737 | 108 Review(s) 3.5 |
| 2  | Shoney's Restaurant                     | American           | 0.26 mi  | (615) 444-2447 | 47 Review(s) 3.4  |
| 3  | O'Charley's Restaurant & Bar            | American           | 0.3 mi   | (615) 453-1185 | 85 Review(s) 2.8  |
| 4  | Waffle House                            | Breakfast & Brunch | 0.32 mi  | (615) 449-2459 | 21 Review(s) 2.0  |
| 5  | Waffle House                            | Breakfast & Brunch | 0.32 mi  | (615) 449-2459 | 1 Review(s) 4.0   |
| 6  | Pizza Hut                               | Pizza              | 0.32 mi  | (615) 444-1786 | 20 Review(s) 1.7  |
| 7  | Taco Bell                               | Fast Food          | 0.34 mi  | (615) 449-4858 | 21 Review(s) 2.1  |
| 8  | El Molino Mexican Restarurant           | Mexican            | 0.35 mi  | (615) 449-9300 | 78 Review(s) 3.8  |
| 9  | Arby's                                  | Fast Food          | 0.35 mi  | (615) 449-0077 | 16 Review(s) 2.1  |
| 10 | Wendy's                                 | Fast Food          | 0.36 mi  | (615) 547-4022 | 20 Review(s) 2.4  |
| 11 | KFC                                     | Fast Food          | 0.38 mi  | (615) 449-0971 | 25 Review(s) 2.0  |
| 12 | Chick-fil-A                             | Fast Food          | 0.41 mi  | (615) 444-3005 | 46 Review(s) 3.1  |
| 13 | Dairy Queen Ltd Brazier                 | Fast Food          | 0.42 mi  | (615) 453-8991 | 3 Review(s) 3.0   |
| 14 | Subway                                  | Sandwiches         | 0.43 mi  | (615) 453-8991 | 3 Review(s) 2.0   |
| 15 | Subway                                  | Sandwiches         | 0.44 mi  | (615) 443-7827 | 3 Review(s) 3.0   |
| 16 | Logan's Roadhouse                       | American           | 0.45 mi  | (615) 453-7007 | 85 Review(s) 2.2  |
| 17 | McDonald's                              | Fast Food          | 0.46 mi  | (615) 449-3299 | 24 Review(s) 2.1  |
| 18 | Hardee's                                | Fast Food          | 0.5 mi   | (615) 443-0324 | 12 Review(s) 1.7  |
| 19 | Zaxby's Chicken Fingers & Buffalo Wings | Chicken Wings      | 0.54 mi  | (615) 449-4566 | 29 Review(s) 3.6  |
| 20 | Cook Out                                | Fast Food          | 0.54 mi  |                | 14 Review(s) 2.0  |

### Area Grocery 20+

| # | Name                 | Type              | Distance | Phone          | Rating           |
|---|----------------------|-------------------|----------|----------------|------------------|
| 1 | ALDI                 | Grocery           | 0.46 mi  | (855) 955-2534 | 5 Review(s) 4.6  |
| 2 | Walmart Supercenter  | Department Stores | 0.85 mi  | (615) 444-0471 | 39 Review(s) 1.8 |
| 3 | La Tienda Hispana    | Grocery           | 1.45 mi  | (615) 444-9859 | 9 Review(s) 4.3  |
| 4 | Dollar General       | Grocery           | 2.03 mi  | (615) 784-5191 | 1 Review(s) 1.0  |
| 5 | Kroger               | Grocery           | 2.64 mi  | (615) 449-4631 | 18 Review(s) 2.7 |
| 6 | DG Market + pOpshelf | Discount Store    | 2.83 mi  | (615) 965-4320 | 1 Review(s) 1.0  |
| 7 | Al's Foodland        | Grocery           | 2.83 mi  | (615) 449-8293 | 9 Review(s) 2.7  |
| 8 | Publix Super Markets | Grocery           | 3.56 mi  | (615) 444-2581 | 23 Review(s) 3.3 |

|    |                            |                |          |                |                  |
|----|----------------------------|----------------|----------|----------------|------------------|
| 9  | Dollar General             | Discount Store | 5.94 mi  | (615) 965-3350 | 2 Review(s) 3.5  |
| 10 | Publix - Lebanon           | Grocery        | 5.94 mi  | (615) 443-4349 | 4 Review(s) 5.0  |
| 11 | H. G. Hill's Grocery Store | Grocery        | 6.1 mi   |                | 1 Review(s) 1.0  |
| 12 | Dollar General             | Discount Store | 6.1 mi   | (615) 547-8051 | 2 Review(s) 5.0  |
| 13 | Kroger                     | Grocery        | 6.33 mi  | (615) 883-4259 | 1 Review(s) 1.0  |
| 14 | Gladeville Smoke Shop      | Tobacco Shops  | 8.29 mi  | (615) 443-2226 | 1 Review(s) 1.0  |
| 15 | Dollar General             | Grocery        | 8.29 mi  | (615) 250-3534 | 4 Review(s) 1.8  |
| 16 | Three Forks Marketplace    | Grocery        | 11.25 mi | (615) 237-9777 | 4 Review(s) 3.0  |
| 17 | Dollar General             | Discount Store | 11.6 mi  | (615) 553-3482 | 3 Review(s) 3.0  |
| 18 | ALDI                       | Grocery        | 11.65 mi | (855) 955-2534 | 3 Review(s) 4.3  |
| 19 | Kroger                     | Grocery        | 11.73 mi | (615) 758-3300 | 24 Review(s) 2.9 |
| 20 | Publix                     | Grocery        | 11.78 mi | (615) 773-0250 | 16 Review(s) 3.8 |

## Area Health / Medical 20+

| #  | Name                                              | Type                       | Distance | Phone          | Rating           |
|----|---------------------------------------------------|----------------------------|----------|----------------|------------------|
| 1  | Anycare 24                                        | Medical Centers            | 0.47 mi  | (615) 444-2121 | 3 Review(s) 4.7  |
| 2  | America's Best Contacts & Eyeglasses              | Optometrists               | 0.69 mi  | (615) 994-3989 | 1 Review(s) 5.0  |
| 3  | Aspen Dental                                      | General Dentistry          | 0.77 mi  | (855) 998-0928 | 8 Review(s) 1.0  |
| 4  | Walmart Pharmacy                                  | Pharmacy                   | 0.85 mi  | (615) 449-0611 | 1 Review(s) 1.0  |
| 5  | Cumberland Skin                                   | Dermatologists             | 0.92 mi  | (615) 449-5771 | 19 Review(s) 2.8 |
| 6  | Cumberland Skin Surgery And Dermatology - Lebanon | Dermatologists             | 0.92 mi  | (615) 449-5771 | 1 Review(s) 5.0  |
| 7  | Newman Dental Associates                          | General Dentistry          | 1.29 mi  | (615) 470-8550 | 7 Review(s) 3.6  |
| 8  | Children's Clinic East, PC                        | Pediatricians              | 1.31 mi  | (615) 466-9770 | 5 Review(s) 2.6  |
| 9  | Jocelyne Miller, MD                               | Gastroenterologist         | 1.32 mi  | (615) 885-1093 | 2 Review(s) 5.0  |
| 10 | Mathews Jeffrey MD Facs                           | Surgeons                   | 1.33 mi  | (615) 443-1599 | 1 Review(s) 1.0  |
| 11 | Pediatric Dentistry - Lebanon                     | Pediatric Dentists         | 1.34 mi  | (615) 545-1812 | 2 Review(s) 4.5  |
| 12 | Tennessee Orthopedics                             | Orthopedists               | 1.37 mi  | (615) 449-0990 | 1 Review(s) 5.0  |
| 13 | Hughston Clinic Orthopaedics                      | Orthopedists               | 1.4 mi   | (615) 547-6700 | 3 Review(s) 2.0  |
| 14 | Kearny Kathleen R MD                              | Cardiologists              | 1.4 mi   | (615) 449-6868 | 1 Review(s) 5.0  |
| 15 | Tate MediSpa                                      | Medical Spas               | 1.4 mi   | (615) 444-1173 | 4 Review(s) 3.3  |
| 16 | The Massage Collection                            | Reflexology                | 1.65 mi  | (615) 443-1974 | 2 Review(s) 3.0  |
| 17 | Tennessee Family Dental - Lebanon                 | Cosmetic Dentists          | 1.67 mi  | (615) 444-3185 | 6 Review(s) 4.3  |
| 18 | Grosch Counseling Center LLC                      | Counseling & Mental Health | 1.69 mi  | (615) 444-7885 | 1 Review(s) 2.0  |
| 19 | Psychiatric Center At McFarland Hospital          | Hospitals                  | 1.7 mi   | (615) 444-2363 | 1 Review(s) 1.0  |
| 20 | Gallagher John OD                                 | Optometrists               | 1.71 mi  | (615) 444-9111 | 2 Review(s) 5.0  |

## Area Attractions / Things to Do 20+

| #  | Name                                   | Type                  | Distance | Phone          | Rating           |
|----|----------------------------------------|-----------------------|----------|----------------|------------------|
| 1  | Wilson United Soccer Club              | Amateur Sports Teams  | 0.7 mi   |                | 1 Review(s) 5.0  |
| 2  | Anytime Fitness                        | Gyms                  | 0.84 mi  | (615) 547-4736 | 8 Review(s) 4.5  |
| 3  | Profectus Jiu-Jitsu Lebanon            | Brazilian Jiu-jitsu   | 1.58 mi  | (804) 305-2321 | 1 Review(s) 5.0  |
| 4  | Wilkie's Outfitters                    | Rafting/Kayaking      | 1.79 mi  | (615) 784-4179 | 1 Review(s) 5.0  |
| 5  | Flex Fitness                           | Gyms                  | 1.94 mi  | (615) 450-6151 | 1 Review(s) 5.0  |
| 6  | The Dancing Lights Of Christmas        | Kids Activities       | 1.95 mi  |                | 25 Review(s) 3.2 |
| 7  | David Deaton Karate Studios            | Martial Arts          | 2.02 mi  | (615) 547-1754 | 5 Review(s) 5.0  |
| 8  | Guardian MMA Lebanon                   | Brazilian Jiu-jitsu   | 2.04 mi  | (615) 506-0428 | 1 Review(s) 5.0  |
| 9  | Pro Bowling Center                     | Bowling               | 2.11 mi  | (615) 449-3898 | 8 Review(s) 3.4  |
| 10 | Planet Fitness                         | Gyms                  | 2.13 mi  | (615) 994-6905 | 3 Review(s) 4.7  |
| 11 | Jimmy Floyd Family Life Center         | Fitness & Instruction | 2.28 mi  | (615) 453-4545 | 8 Review(s) 3.5  |
| 12 | Don Fox Park                           | Parks                 | 2.37 mi  | (615) 449-0303 | 12 Review(s) 3.3 |
| 13 | Julia's Body Shop                      | Trainers              | 2.55 mi  | (615) 828-5385 | 2 Review(s) 5.0  |
| 14 | Pro Pools                              | Swimming Pools        | 2.88 mi  | (888) 352-7582 | 26 Review(s) 1.5 |
| 15 | Premier Martial Arts                   | Martial Arts          | 2.97 mi  | (615) 443-4783 | 1 Review(s) 5.0  |
| 16 | World Classic Martial Arts             | Martial Arts          | 3.29 mi  | (615) 547-9606 | 1 Review(s) 5.0  |
| 17 | Sellars State Farm Archaeological Area | Parks                 | 3.62 mi  |                | 1 Review(s) 3.0  |
| 18 | Sports Village Fitness                 | Trainers              | 3.81 mi  | (615) 449-0031 | 13 Review(s) 4.4 |
| 19 | US Ju Jitsu & Karate Center            | Karate                | 3.81 mi  | (615) 974-0246 | 1 Review(s) 5.0  |
| 20 | Veneshia Yoga                          | Yoga                  | 4.79 mi  | (615) 808-1600 | 2 Review(s) 5.0  |

## Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|---|------|------|----------|-------|--------|
|---|------|------|----------|-------|--------|

|    |                                      |                     |         |                |              |     |
|----|--------------------------------------|---------------------|---------|----------------|--------------|-----|
| 1  | Beloved Formals                      | Bridal              | 0.17 mi | (615) 449-4548 | 3 Review(s)  | 1.0 |
| 2  | Sunglass Hut                         | Sunglasses          | 0.3 mi  | (615) 444-5767 | 1 Review(s)  | 5.0 |
| 3  | The Children's Place Outlet          | Children's Clothing | 0.32 mi | (615) 443-2820 | 1 Review(s)  | 1.0 |
| 4  | Zales Outlet                         | Watches             | 0.36 mi | (615) 453-2882 | 1 Review(s)  | 1.0 |
| 5  | Polo Ralph Lauren Factory Store      | Outlet Stores       | 0.38 mi | (615) 444-0215 | 9 Review(s)  | 3.7 |
| 6  | Carter's Babies & Kids               | Accessories         | 0.38 mi | (615) 453-5392 | 2 Review(s)  | 4.5 |
| 7  | Wilson Leather                       | Leather Goods       | 0.38 mi | (615) 453-0790 | 2 Review(s)  | 4.5 |
| 8  | Gap Factory                          | Men's Clothing      | 0.38 mi | (740) 948-9287 | 2 Review(s)  | 3.5 |
| 9  | Coach Store                          | Leather Goods       | 0.4 mi  | (615) 443-3688 | 2 Review(s)  | 4.0 |
| 10 | Gymboree                             | Children's Clothing | 0.4 mi  | (615) 449-9340 | 2 Review(s)  | 3.5 |
| 11 | Urban Threadz                        | Men's Clothing      | 0.41 mi | (615) 965-2380 | 1 Review(s)  | 5.0 |
| 12 | Talbots Outlet                       | Accessories         | 0.41 mi | (615) 257-2414 | 1 Review(s)  | 4.0 |
| 13 | Famous Footwear Outlet               | Shoe Stores         | 0.42 mi | (615) 994-3056 | 3 Review(s)  | 3.0 |
| 14 | 4EverEcig                            | Vape Shops          | 0.45 mi | (615) 547-9351 | 3 Review(s)  | 2.7 |
| 15 | Kian Toys                            | Toy Stores          | 0.45 mi | (615) 449-2440 | 4 Review(s)  | 1.8 |
| 16 | Boot Barn                            | Shoe Stores         | 0.49 mi | (615) 449-9636 | 7 Review(s)  | 1.7 |
| 17 | The White Room                       | Bridal              | 0.5 mi  | (615) 449-9756 | 35 Review(s) | 3.6 |
| 18 | Lowe's Home Improvement              | Hardware Stores     | 0.57 mi | (615) 547-7236 | 22 Review(s) | 2.5 |
| 19 | Ferguson Selection Center            | Appliances          | 0.63 mi | (615) 444-2111 | 1 Review(s)  | 5.0 |
| 20 | America's Best Contacts & Eyeglasses | Optometrists        | 0.69 mi | (615) 994-3989 | 1 Review(s)  | 5.0 |