

Linwood Rd

Watertown , TN 37184

SOLD!

Auction
05/18/2024 10:00AM



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



CHANCERY COURT AUCTION

SATURDAY MAY 18, 2024 @ 10:00AM

Located Linwood Rd • Watertown, TN 37184

DIRECTIONS:

From I-40 at Lebanon/Watertown Exit-239, take Sparta Pike (US Hwy-70E) 9 miles, turn left onto Linwood Road, go .4 mile to property. Watch for signs!!!

4.35 ACRES

WILSON TAX MAP 127 PARCEL 33.0

UTILITY WATER at ROAD



4.35 Acres Per New Survey

**4.35 ACRES - WILSON TAX MAP 127, PARCEL 33.00
UTILITY WATER AT ROAD**

Fronts 98 feet on Linwood Road

Wooded with Pretty Trees

Watertown School District

Wilson County Water Authority Waterline at Road



***Open For Inspection
Look At Your Convenience***



**Call Jim Agee at 615-504-0963 or Jay White at 615-308-4421
For Further Information**

***Being Sold Under Order of Chancery Court of Wilson County, TN, File No. 2022-CV-121,
Millie Sloan, Clerk & Master/Special Commissioner & Receiver. Absolute Auction
Robert Evans Lee, Attorney for Plaintiff Tyler Whitaker, Attorney Ad Litem***

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. Subject to confirmation of the Chancery Court of Wilson County.

SALE DATE TERMS: Pay 10% 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.

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



Auction Date	2024-05-18
Buyer's Agent Comp.	Call for Details
Address Street	Linwood Rd
Address City	Watertown
Address State	TN
Address Zipcode	37184
County	Wilson
Property Status	Listed / Active
Auction Highlights	Chancery Court Absolute Auction Saturday May 18, 2024 @ 10am Linwood Rd • Watertown TN 4.35 Acres • Utility Water at the Road
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	no

CHANCERY COURT AUCTION Saturday May 18, 2024 10:00 AM
4.35 ACRES - WILSON TAX MAP 127, PARCEL 33.00 UTILITY WATER AT ROAD
 4.35 Acres Per New Survey, Fronts 98 feet on Linwood Road, Wooded with Pretty Trees, Wilson County Water Authority Waterline at Road.



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 For Further Information
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 Millie Sloan, Clerk & Master/Special Commissioner & Receiver
 Absolute Auction
 Robert Evans Law, Attorney for Plaintiff
 Tyler Whitaker, Attorney Ad Litem

AGEE & JOHNSON 615.444.0909
 REALTY AND AUCTION, INC. www.AgeeAndJohnson.com



CHANCERY COURT AUCTION Saturday May 18, 2024 10:00 AM
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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	Subway	Fast Food	4.15 mi	(615) 237-3163	4 Review(s) 5.0
2	Depot Junction Cafe	American	4.25 mi	(615) 237-3976	28 Review(s) 2.5
3	Mi Ranchito	Mexican	4.25 mi	(615) 237-0400	17 Review(s) 4.2

4	Casa Amigos	Mexican	4.25 mi	(615) 237-0400	3 Review(s) 4.7
5	Sparta Greek Grill	Greek	4.65 mi	(615) 697-2045	2 Review(s) 4.5
6	Depot Restaurant	Pop-Up Restaurants	4.65 mi	(615) 237-3976	3 Review(s) 4.0
7	Jalisco Mexican Restaurant	Mexican	5.22 mi	(615) 449-2299	20 Review(s) 3.3
8	Four Winds Restaurant	Burgers	5.39 mi	(615) 449-9909	2 Review(s) 5.0
9	Uncle Petes Home Cooking	American	5.45 mi	(615) 449-0030	60 Review(s) 3.9
10	Subway	Sandwiches	5.81 mi	(615) 965-2420	4 Review(s) 2.8
11	New Moon BBQ	Barbeque	6.3 mi	(615) 444-7920	23 Review(s) 3.7
12	Logan's Roadhouse	American	6.79 mi	(615) 453-7007	85 Review(s) 2.2
13	Bangkok Pad Thai	Thai	6.82 mi	(615) 443-4677	211 Review(s) 4.3
14	Cicis Pizza	Pizza	6.83 mi	(615) 444-2221	21 Review(s) 3.4
15	Demos'	American	6.83 mi	(615) 443-4600	305 Review(s) 3.8
16	Subway	Sandwiches	6.84 mi	(615) 449-0380	5 Review(s) 2.0
17	Subway	Sandwiches	6.91 mi	(615) 453-8991	3 Review(s) 2.0
18	Dairy Queen Ltd Brazier	Fast Food	6.91 mi	(615) 453-8991	3 Review(s) 3.0
19	Arby's	Fast Food	6.92 mi	(615) 449-0077	16 Review(s) 2.1
20	Waffle House	Breakfast & Brunch	6.93 mi	(615) 449-2459	1 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Three Forks Marketplace	Grocery	4.38 mi	(615) 237-9777	4 Review(s) 3.0
2	Walmart Supercenter	Department Stores	6.82 mi	(615) 444-0471	39 Review(s) 1.8
3	ALDI	Grocery	7.07 mi	(855) 955-2534	5 Review(s) 4.6
4	La Tienda Hispana	Grocery	7.35 mi	(615) 444-9859	9 Review(s) 4.3
5	Al's Foodland	Grocery	8.12 mi	(615) 449-8293	9 Review(s) 2.7
6	Dollar General	Grocery	8.72 mi	(615) 784-5191	1 Review(s) 1.0
7	Dollar General	Discount Store	8.94 mi	(615) 965-3350	2 Review(s) 3.5
8	Kroger	Grocery	9.54 mi	(615) 449-4631	18 Review(s) 2.7
9	DG Market + pOpshelf	Discount Store	9.69 mi	(615) 965-4320	1 Review(s) 1.0
10	H. G. Hill's Grocery Store	Grocery	10.03 mi		1 Review(s) 1.0
11	Dollar General	Discount Store	10.03 mi	(615) 547-8051	2 Review(s) 5.0
12	Publix Super Markets	Grocery	10.51 mi	(615) 444-2581	23 Review(s) 3.3
13	T N T Market	Grocery	13.05 mi	(615) 683-8600	1 Review(s) 5.0
14	Publix - Lebanon	Grocery	13.06 mi	(615) 443-4349	4 Review(s) 5.0
15	Kroger	Grocery	13.46 mi	(615) 883-4259	1 Review(s) 1.0
16	Gladeville Smoke Shop	Tobacco Shops	13.56 mi	(615) 443-2226	1 Review(s) 1.0
17	Dollar General	Grocery	13.56 mi	(615) 250-3534	4 Review(s) 1.8
18	Gordonsville Shoprite	Grocery	13.82 mi	(615) 683-3329	1 Review(s) 1.0
19	Save A Lot	Grocery	14.82 mi	(615) 735-1932	1 Review(s) 5.0
20	Quik-N-Easy Deli & Market	Grocery	14.99 mi	(615) 735-1677	1 Review(s) 4.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Cherry Valley Family Care	Doctors	3.55 mi	(615) 237-0015	1 Review(s) 1.0
2	Fast Pace Health Urgent Care Watertown	Urgent Care	4.38 mi	(615) 697-6836	1 Review(s) 5.0
3	MidTenn Primary Care	Walk-in Clinics	6.39 mi	(615) 547-6699	1 Review(s) 5.0
4	Quality Center for Rehabilitation & Healing	Physical Therapy	6.4 mi	(615) 444-1836	1 Review(s) 1.0
5	Walmart Pharmacy	Pharmacy	6.82 mi	(615) 449-0611	1 Review(s) 1.0
6	Psychiatric Center At McFarland Hospital	Hospitals	6.87 mi	(615) 444-2363	1 Review(s) 1.0
7	America's Best Contacts & Eyeglasses	Optometrists	6.88 mi	(615) 994-3989	1 Review(s) 5.0
8	Anycare 24	Medical Centers	6.98 mi	(615) 444-2121	3 Review(s) 4.7
9	Aspen Dental	General Dentistry	7.04 mi	(855) 998-0928	9 Review(s) 1.0
10	Newman Dental Associates	General Dentistry	7.15 mi	(615) 470-8550	7 Review(s) 3.6
11	The Massage Collection	Reflexology	7.53 mi	(615) 443-1974	2 Review(s) 3.0
12	Smile Gallery	General Dentistry	7.66 mi	(615) 444-2069	8 Review(s) 4.0
13	Tennessee Family Dental - Lebanon	Cosmetic Dentists	7.69 mi	(615) 444-3185	7 Review(s) 3.9
14	Grosch Counseling Center LLC	Counseling & Mental Health	7.78 mi	(615) 444-7885	1 Review(s) 2.0
15	Gallaher John OD	Optometrists	7.82 mi	(615) 444-9111	2 Review(s) 5.0
16	Gallaher EyeCare	Optometrists	7.82 mi	(615) 444-9111	2 Review(s) 3.0
17	Wilson County Chiropractic	Chiropractors	8.07 mi	(615) 449-6700	4 Review(s) 5.0
18	Cumberland Skin	Dermatologists	8.07 mi	(615) 449-5771	19 Review(s) 2.8

- 19 Cumberland Skin Surgery And Dermatology - Lebanon
- 20 STAR Physical Therapy

Dermatologists	8.07 mi	(615) 449-5771	1 Review(s) 5.0
Physical Therapy	8.25 mi	(615) 443-4938	5 Review(s) 4.2

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	3.61 mi		1 Review(s) 3.0
2	The Dancing Lights Of Christmas	Kids Activities	6.17 mi		25 Review(s) 3.2
3	Anytime Fitness	Gyms	6.77 mi	(615) 547-4736	8 Review(s) 4.5
4	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	7.38 mi	(804) 305-2321	1 Review(s) 5.0
5	Wilkie's Outfitters	Rafting/Kayaking	7.4 mi	(615) 784-4179	1 Review(s) 5.0
6	Wilson United Soccer Club	Amateur Sports Teams	7.81 mi		1 Review(s) 5.0
7	Guardian MMA Lebanon	Brazilian Jiu-jitsu	7.96 mi	(615) 506-0428	1 Review(s) 5.0
8	Jimmy Floyd Family Life Center	Fitness & Instruction	8.13 mi	(615) 453-4545	8 Review(s) 3.5
9	Pro Bowling Center	Bowling	8.14 mi	(615) 449-3898	8 Review(s) 3.4
10	Flex Fitness	Gyms	8.63 mi	(615) 450-6151	1 Review(s) 5.0
11	David Deaton Karate Studios	Martial Arts	8.71 mi	(615) 547-1754	5 Review(s) 5.0
12	Don Fox Park	Parks	8.74 mi	(615) 449-0303	12 Review(s) 3.3
13	Planet Fitness	Gyms	8.79 mi	(615) 994-6905	3 Review(s) 4.7
14	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	9.12 mi	(615) 444-9797	5 Review(s) 4.4
15	Cedars Of Lebanon State Park	Parks	9.13 mi	(615) 443-2769	50 Review(s) 4.0
16	Julia's Body Shop	Trainers	9.38 mi	(615) 828-5385	2 Review(s) 5.0
17	Pro Pools	Swimming Pools	9.8 mi	(888) 352-7582	26 Review(s) 1.5
18	Premier Martial Arts	Martial Arts	9.86 mi	(615) 443-4783	1 Review(s) 5.0
19	World Classic Martial Arts	Martial Arts	10.26 mi	(615) 547-9606	1 Review(s) 5.0
20	Sports Village Fitness	Trainers	10.8 mi	(615) 449-0031	13 Review(s) 4.4

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Country Store Quilt Shop	Fabric Stores	2.2 mi	(615) 444-4228	1 Review(s) 4.0
2	Pratt Orchard and Garden Center	Nurseries & Gardening	3.62 mi	(615) 444-7742	1 Review(s) 4.0
3	Dollar General Store	Fashion	4.17 mi	(615) 237-0222	1 Review(s) 3.0
4	Dainty Darlin	Accessories	4.19 mi	(615) 604-6897	1 Review(s) 5.0
5	J. Alexander Home	Home Decor	4.23 mi	(615) 697-3755	1 Review(s) 5.0
6	Thornton Metals Studio	Jewelry	4.28 mi	(615) 934-2771	1 Review(s) 5.0
7	Nana's Plant Farm	Nurseries & Gardening	4.39 mi	(615) 444-8733	3 Review(s) 4.7
8	Sweet Tea Boutique	Plus Size Fashion	5.21 mi	(615) 547-9796	1 Review(s) 5.0
9	Blacks Buildings	Sheds & Outdoor Storage	6.06 mi	(615) 587-0923	1 Review(s) 1.0
10	The Tobacco Shoppe	Tobacco Shops	6.74 mi	(615) 449-2982	2 Review(s) 5.0
11	Boot Barn	Shoe Stores	6.74 mi	(615) 449-9636	7 Review(s) 1.7
12	Lebanon Distributing	Building Supplies	6.76 mi	(615) 444-7060	2 Review(s) 5.0
13	Burkes Outlet	Cosmetics & Beauty Supply	6.79 mi	(615) 453-5680	2 Review(s) 4.5
14	Walmart Vision & Glasses	Eyewear & Opticians	6.81 mi	(615) 444-7622	1 Review(s) 5.0
15	Boost Mobile Store by Universal Mobile	Mobile Phones	6.82 mi	(615) 530-0066	1 Review(s) 1.0
16	The Vape Place	Vape Shops	6.82 mi	(615) 489-1199	1 Review(s) 1.0
17	Walmart Vision Center	Eyewear & Opticians	6.82 mi	(615) 444-0471	1 Review(s) 1.0
18	Walmart Supercenter	Department Stores	6.82 mi	(615) 444-0471	39 Review(s) 1.8
19	Sally Beauty Supply	Cosmetics & Beauty Supply	6.82 mi	(615) 443-3183	2 Review(s) 1.0
20	Cato	Women's Clothing	6.82 mi	(615) 444-5987	2 Review(s) 2.5