



Badru Estate
TN

SOLD!

ABSOLUTE SALE

Thursday, July 12, 2025
BEGINNING @ 10:00 AM

**4 PROPERTIES • SELLING ONSITE AT 4 LOCATIONS
INVESTORS • SPECULATORS • HOME BUYERS**

10:00 AM - 1420 JOURNEY DRIVE, MURFREESBORO, TN 37130

TWO STORY HOME

1,864 sq. ft. 4 Bedroom, 3 Full Bath, Kitchen/Dining Room Combo, 2-Car Garage. Home on Large Corner Lot. Conveniently Located, just minutes from MTSU.

11:30 AM - 2150 LEBANON ROAD, LEBANON, TN 37087

TWO STORY BRICK HOME

1,955 sq. ft. Home Improved With 3 Bedrooms, 2 Full Baths with Full Basement on 1.59 Acre Lot.

Property is Currently Occupied, Please Do Not Disturb Tenants. Home Will Be Open For Inspection 1 Hour Before Sale.

12:30 PM - 139 ROCKY ROAD, LEBANON, TN 37087

RESIDENTIAL BUILDING LOT

2.64 Acres Unimproved Building Lot Zoned RD9 (Medium Density Residential) within Lebanon City Limits. Utilities Available.

1:30 PM - 306 BELINDA PARKWAY, MT. JULIET, TN 37122

ONE STORY HOME

1,273 sq. ft. Home, Improved With 3 Bedrooms & 2 Full Baths. Featuring Large Fenced Back Yard.

Property is Currently Occupied, Please Do Not Disturb Tenants. Home Will Be Open For Inspection 1 Hour Before Sale.

**Call Pruitt Jones at 615-927-1667 or Hayden White at 615-587-1152 For Further Information
Estate of Dr. Alexander Badru - Frank Lannom, Administrator**

FINANCING: Available through Wilson Bank & Trust - Daniel Sempson • 615-444-2260; or Southern Bank of Tennessee - Matt Pilson • 615-715-0144; or Liberty State Bank - David Penard • 615-444-1896; or contact lender of your choice. **SALE TERMS:** CASH AT CLOSING OR BEFORE AS PER INDICATION ABOVE. **DATE, TIME & PLACE:** Payday, Thursday, August 14, 2025, 10:00 AM, at our delivery office, 1715 Sate will send agents details. **PLEASE SEE property being presented with bank. DISCLOSED PARTIAL DISCLOSURE:** Possible full or 3/28 rate may have based on 4500 sq. ft. **BUYERS ARE ENCOURAGED TO HAVE ANY AND ALL INSPECTIONS AND due DILIGENCE PRIOR TO DATE, TIME, & PLACE. SELLING AS:** ALL INFO/CONDITIONS HEREON OR IN ANY OTHER REPRESENTATION HEREON IS FOR INFORMATION ONLY. NOT TO BE RELIED UPON FOR QUANTITIES.

July 10th, 2024 Principal Administrator: Eileen 12/20

Sign-Up for Our Email List

AGEE & JOHNSON
REALTY AND AUCTION, INC.
YOUR COUNTRY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com



Contact **Agee & Johnson** Today!

Listed By (Agent):

Pruitt Jones

Phone (Office): 615-444-0909

Phone (Cell): 615-927-1667

Email: PruittJones@RealTracs.com



Listed By (Agent):

Hayden White

Phone (Office): 615-444-0909

Phone (Cell): 615-587-1152

Email: jhwhite@realtracs.com

Website: <http://haydenwhiterealtor.com/>



ABSOLUTE AUCTION

SATURDAY JULY 12, 2025 • BEGINNING at 10AM

LOCATIONS

Progressive Absolute Auction beginning at 10:00am on Saturday July 12, 2025

10:00am: 1420 Journey Drive • Murfreesboro TN

11:30am: 139 Rocky Rd • Lebanon TN

12:30pm: 2150 Lebanon Rd • Lebanon TN

1:30pm: 306 Belinda Parkway • Mt Juliet TN

**4 PROPERTIES • SELLING ONSITE AT 4 LOCATIONS
INVESTORS • SPECULATORS • HOME BUYERS**

10:00 AM - 1420 JOURNEY DRIVE, MURFREESBORO, TN 37130

10:00am - 1420 Journey Drive • Murfreesboro, TN 37130



TWO STORY HOME

1,864sf 4 Bedroom • 3 Full Bath

Kitchen & Dining Room Combo

Two Car Garage

Home Situated on Large Corner Lot

Conveniently Located! Minutes from MTSU

11:30 AM - 2150 LEBANON ROAD, LEBANON, TN 37087

11:30am - 2150 Lebanon Rd • Lebanon, TN 37087



TWO STORY BRICK HOME

1,955sf 3 Bedroom • 2 Full Bath

Full Basement on 1.59 Acre Lot

Conveniently Located on the West Side of Lebanon

Property is Currently Occupied, Please
Do Not Disturb Tenants. Home Will Be
Open For Inspection 1 Hour Before Sale.



12:30 PM - 139 ROCKY ROAD, LEBANON, TN 37087

12:30pm - 139 Rocky Rd • Lebanon, TN 37087



RESIDENTIAL BUILDING LOT

2.64 Acres Unimproved Building Lot

Zoned RD9 • Medium Density Residential
within Lebanon City Limits

Utilities Available

1:30 PM - 306 BELINDA PARKWAY, MT. JULIET, TN 37122

1:30pm - 306 Belinda Parkway • Mt Juliet, TN 37122



ONE STORY HOME

1,273sf 3 Bedrooms • 2 Full Baths

Featuring Large Fenced Back Yard

Conveniently Located to Providence

**Property is Currently Occupied, Please
Do Not Disturb Tenants. Home Will Be
Open For Inspection 1 Hour Before Sale.**



**Call Pruitt Jones 615-927-1667 or Hayden White 615-587-1152
For Further Information**

Estate of Dr. Alexander Badru - Frank Lannom, Administrator
Subject to Probate Court Confirmation

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 2025 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

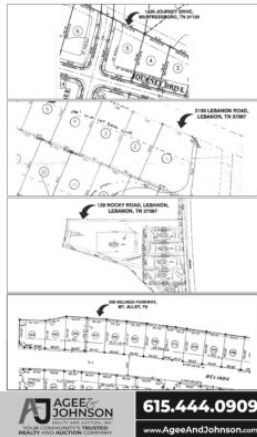


Contact **Agee & Johnson** Today!

Auction Date

2025-07-12

Buyer's Agent Comp.	Call for Details
Address Street	Badru Estate
Address State	TN
Property Status	Listed / Active



ABSOLUTE AUCTION Saturday July 12, 2025 BEGINNING @ 10:00 AM
4 PROPERTIES • SELLING ON SITE AT 4 LOCATIONS
INVESTORS • SPECULATORS • HOME BUYERS

10:00 AM - 1420 JOURNEY DRIVE, MURFREESBORO, TN 37130

TWO STORY HOME
1864 sq. ft. 4 Bedrooms, 3 Full Bath, Kitchen/Dining Room Combo, 2-Car Garage, Home on Large Corner Lot, Conveniently Located, just minutes from MTSU.

11:30 AM - 2150 LEBANON ROAD, LEBANON, TN 37087

TWO STORY BRICK HOME
1995 sq. ft. Home Improved with 3 Bedrooms, 2 Full Baths with Full Basement on 1.88 Acres Lot, Property is Located in a Quiet Area, Near a Shopping Center, Unimproved 800 sq. ft. Addition, Home for Sale.

12:30 PM - 139 ROCKY ROAD, LEBANON, TN 37087

RESIDENTIAL BUILDING LOT
2.64 Acres Unimproved Building Lot Zoned R20 Medium Density Residential within Lebanon City Limits, Utilities Available.

1:30 PM - 306 BELINDA PARKWAY, MT. JULIET, TN 37122

ONE STORY HOME
1375 sq. ft. Home, Improved with 3 Bedrooms & 2 Full Baths, Featuring Large Fenced Back Yard, Property is Located in a Quiet Area, Near a Shopping Center, Unimproved 800 sq. ft. Addition, Home for Sale.

Call Franchises at 615-427-1667 or Hayden White at 615-987-1162 For Further Information
State of TN Investor Only - Please Contact Administrator - Subject to Seller's Confirmation

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



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	Handlebars	Bars	0.34 mi	(615) 890-5661	10 Review(s) 3.9
2	Thai Spice	Thai	0.53 mi	(615) 895-9757	93 Review(s) 3.7
3	Kitchen Way Gyro Deli	Breakfast & Brunch	0.53 mi	(615) 848-5032	50 Review(s) 4.3
4	Garden Greek Grill	Greek	0.65 mi	(615) 624-8278	34 Review(s) 4.6
5	Wingstop	Chicken Wings	0.65 mi	(615) 848-2929	100 Review(s) 1.9
6	Waffle House	Breakfast & Brunch	0.68 mi	(615) 217-4449	26 Review(s) 3.0
7	Gentleman Jim's Bar & Grill 1	American	0.72 mi	(615) 896-9716	6 Review(s) 4.5
8	Tokyo Grill	Japanese	0.74 mi	(615) 893-2828	28 Review(s) 2.7
9	Little Caesars Pizza	Pizza	0.76 mi	(615) 890-6600	20 Review(s) 1.8
10	Culver's	Burgers	0.77 mi	(615) 624-6713	30 Review(s) 3.5
11	Nacho's	Mexican	0.78 mi	(615) 907-2700	116 Review(s) 3.6
12	Jet's Pizza	Pizza	0.8 mi	(615) 890-1214	17 Review(s) 3.0
13	Subway	Sandwiches	0.8 mi	(615) 895-1280	5 Review(s) 1.2
14	Jersey Mike's Subs	Sandwiches	0.81 mi	(615) 410-4830	1 Review(s) 5.0
15	Taco Bell	Fast Food	0.82 mi	(615) 907-3016	13 Review(s) 2.7
16	Camino Real	Mexican	0.83 mi	(615) 867-1119	33 Review(s) 2.7
17	Dairy Queen Grill & Chill	Burgers	0.84 mi	(615) 217-4099	16 Review(s) 3.1
18	Mariscos Sayulita Nayarit	Seafood	0.84 mi	(615) 439-6060	32 Review(s) 4.1
19	Cook Out	Burgers	0.85 mi	(866) 547-0011	89 Review(s) 3.1
20	Med Gyro & Shawarma	Mediterranean	0.88 mi	(615) 517-8804	9 Review(s) 4.7

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Tienda Hispana El Paisa	Grocery	0.48 mi	(615) 895-3979	0 N/A
2	Wilson & Mitchell Groc	Grocery	0.81 mi	(615) 893-5184	0 N/A
3	Walmart Supercenter	Grocery	0.82 mi	(615) 896-4650	15 Review(s) 1.9
4	Circle K	Grocery	0.86 mi	(615) 890-7411	0 N/A
5	Dollar General	Grocery	0.88 mi	(615) 410-9050	0 N/A
6	Neely's Market	Grocery	1.01 mi	(615) 895-4331	0 N/A
7	Dollar General	Grocery	1.03 mi	(615) 410-2755	1 Review(s) 1.0
8	Dollar General	Grocery	1.67 mi	(615) 900-4215	0 N/A

9	Noy Oriental Grocery Store	Grocery	1.73 mi	(615) 895-8451	0 N/A
10	Noi's Oriental Market	Grocery	1.75 mi	(615) 895-8757	3 Review(s) 3.0👍
11	Mapco Express 3203	Grocery	1.87 mi	(615) 895-1648	0 N/A
12	Save A Lot	Grocery	2.01 mi	(615) 848-9468	4 Review(s) 2.3👍
13	University B P	Grocery	2.02 mi	(615) 896-7044	0 N/A
14	Daily's 8804	Grocery	2.12 mi	(615) 896-8995	0 N/A
15	Kroger	Grocery	2.13 mi	(615) 907-6223	28 Review(s) 2.0👍
16	Taylor's Grocery	Grocery	2.28 mi	(615) 895-4858	0 N/A
17	Florida Fresh Market	Grocery	2.43 mi	(615) 848-9383	0 N/A
18	Quick Stop Mercado	Grocery	2.45 mi	(615) 624-7824	1 Review(s) 5.0👍
19	Publix Super Markets	Grocery	2.49 mi	(615) 849-4290	17 Review(s) 4.4👍
20	Jr's Foodland	Grocery	2.5 mi	(615) 893-7272	7 Review(s) 4.0👍

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Joe A Graves, MD	Ear Nose & Throat	0.01 mi	(865) 673-8229	0 N/A
2	Studio Dentistico D'amico Fabrizio	Oral Surgeons	0.01 mi	+39 0463 469448	0 N/A
3	Ambulatorio Medico Comunale	Health & Medical	0.01 mi	+39 0464 834324	0 N/A
4	Special Kids Therapy & Nursing Center	Physical Therapy	0.66 mi	(615) 809-2632	0 N/A
5	STAR Physical Therapy	Physical Therapy	0.76 mi	(615) 225-2185	1 Review(s) 5.0👍
6	Serenity Oasis Spa	Eyelash Service	0.76 mi	(615) 492-0020	0 N/A
7	The Backspace	Chiropractors	0.8 mi		0 N/A
8	Woods Amelia OD	Optometrists	0.8 mi	(615) 896-4327	0 N/A
9	Janelle Farris	Chiropractors	0.8 mi	(615) 588-4121	0 N/A
10	Walmart Pharmacy	Pharmacy	0.8 mi	(615) 896-8853	1 Review(s) 1.0👍
11	Creative Smiles Dental Care	General Dentistry	0.81 mi	(615) 895-2363	16 Review(s) 2.9👍
12	Walmart Supercenter	Grocery	0.82 mi	(615) 896-4650	15 Review(s) 1.9👍
13	Middle Tennessee Medical Center	Hospitals	0.97 mi	(615) 396-4811	0 N/A
14	Sequoia Recovery Tennessee	Rehabilitation Center	1.15 mi	(615) 854-2683	0 N/A
15	Taylor Carson E Jr DDS	Oral Surgeons	1.31 mi	(615) 893-0272	0 N/A
16	TOM's Smoky Mountain Tea	Traditional Chinese Medicine	1.31 mi	(615) 624-7915	1 Review(s) 5.0👍
17	The Mystic Place	Psychic Mediums	1.54 mi	(931) 625-5160	0 N/A
18	Sunrise Sober Living	Halfway Houses	1.73 mi	(615) 973-4914	2 Review(s) 3.0👍
19	Odom Stephen G MD	Internal Medicine	1.76 mi	(615) 893-1615	0 N/A
20	Perry Family Dentistry	General Dentistry	1.78 mi	(615) 896-3360	7 Review(s) 4.6👍

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	HOTWORX - Murfreesboro	Yoga	0.53 mi	(615) 483-5666	8 Review(s) 4.4👍
2	Total Fitness Kickboxing	Kickboxing	0.65 mi	(615) 283-9224	1 Review(s) 5.0👍
3	Self-Defense - MTSU	Martial Arts	0.92 mi	(615) 898-2104	0 N/A
4	Shae Bryant Wellness	Yoga	1.45 mi	(615) 450-1882	0 N/A
5	Things Above Yoga	Yoga	1.81 mi	(731) 431-9150	1 Review(s) 5.0👍
6	Haynes Amusement	Amusement Parks	1.89 mi	(615) 893-4214	0 N/A
7	TruFit Athletic Clubs	Gyms	2.02 mi	(615) 546-0005	0 N/A
8	LIVFIT	Gyms	2.03 mi	(615) 203-1157	1 Review(s) 5.0👍
9	Pace Center	Trainers	2.11 mi	(615) 896-0290	0 N/A
10	Patterson Park Community Center	Gyms	2.18 mi	(615) 893-7439	11 Review(s) 4.2👍
11	NAK Martial Arts	Muay Thai	2.27 mi	(615) 601-0563	1 Review(s) 5.0👍
12	The Exercise Coach - Murfreesboro	Trainers	2.34 mi	(615) 550-1706	0 N/A
13	Kum Sung Martial Arts	Martial Arts	2.49 mi	(615) 893-4567	0 N/A
14	Radical Escape Rooms	Escape Games	2.49 mi	(615) 728-8339	3 Review(s) 5.0👍
15	Viking Barbell	Gyms	2.54 mi	(615) 439-8473	0 N/A
16	Fiery Fitness	Health Coach	2.63 mi	(575) 578-9517	0 N/A
17	The Flip N Axe	Bars	2.64 mi	(615) 962-8865	0 N/A
18	TN Axe and Smash	Axe Throwing	2.64 mi	(615) 624-7072	8 Review(s) 4.9👍
19	Quality of Life Fitness	Trainers	2.69 mi	(615) 617-9299	1 Review(s) 5.0👍
20	Garage Barre + Bike	Barre Classes	2.7 mi	(615) 580-7630	13 Review(s) 4.7👍

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	The Diabetes Store	Drugstores	0.01 mi	(205) 263-3951	0 N/A
2	Textbook Brokers	Bookstores	0.51 mi	(615) 603-7205	0 N/A
3	Shifty's Liquor	Tobacco Shops	0.53 mi	(615) 396-8467	8 Review(s) 5.0★
4	T-Mobile	Mobile Phones	0.53 mi	(615) 278-9373	0 N/A
5	Bev's Bargains And Furniture	Antiques	0.57 mi	(615) 225-8076	0 N/A
6	Barbara's Discount Furniture	Furniture Stores	0.59 mi	(615) 867-9959	0 N/A
7	TN Vapor Murfreesboro	Vape Shops	0.65 mi	(615) 546-4807	3 Review(s) 3.7★
8	Verizon	Mobile Phones	0.66 mi	(629) 201-5926	4 Review(s) 1.0★
9	Cloud 9 Smoke Shop	Tobacco Shops	0.7 mi	(615) 962-8286	0 N/A
10	United Cellular	Mobile Phones	0.76 mi	(615) 904-2088	0 N/A
11	Cricket Wireless Authorized Retailer	Mobile Phones	0.76 mi	(615) 605-4225	0 N/A
12	Premier Gold Refinery	Gold Buyers	0.79 mi	(615) 200-8940	0 N/A
13	Always Buying Gold	Gold Buyers	0.8 mi	(615) 200-8940	6 Review(s) 4.3★
14	Walmart Garden Center	Nurseries & Gardening	0.8 mi	(615) 896-4650	0 N/A
15	Wilson & Mitchell Groc	Grocery	0.81 mi	(615) 893-5184	0 N/A
16	Walmart Supercenter	Grocery	0.82 mi	(615) 896-4650	15 Review(s) 1.9★
17	Tractor Supply	Department Stores	0.82 mi	(615) 849-1974	9 Review(s) 2.8★
18	Walmart Vision & Glasses	Eyewear & Opticians	0.82 mi	(615) 896-8856	1 Review(s) 1.0★
19	The Phone Exchange	Mobile Phones	0.84 mi	(615) 410-7903	1 Review(s) 5.0★
20	Casa D'bella Bridal	Bridal	0.84 mi	(615) 225-8874	0 N/A