

802 Kent Drive
Lebanon, TN 37087

SOLD!

Auction
06/03/2021 6:00 pm

ABSOLUTE AUCTION	Thursday June 3, 2021 6:00 PM
802 KENT DRIVE, LEBANON, TN 37087	
RANCH HOUSE - 3 BEDROOM - 1.5 BATH	
	
Single level living - ranch house in the middle of town. 3 bedroom, 1.5 bath home with fenced back yard, two outbuildings, covered back deck and garage converted to living area. Fixer upper, great for owner or investor.	
FIXER UPPER - IDEAL FOR OWNER OR INVESTOR	
Call Jay White at 615-444-0909 or 615-308-4421 For Further Information	
	615.444.0909 www.AgeeAndJohnson.com <small>Jay White, Principal Auctioneer - License #2308</small>

Listed By (Agent):

Jay White

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ABSOLUTE AUCTION

THURSDAY JUNE 3, 2021 @ 6:00PM

LOCATION 802 KENT DRIVE • LEBANON TN 37087

DIRECTIONS:

From I-40 take exit 236, travel north on Hartmann Drive .4 mile, turn right on Franklin Road, go 1 mile, turn left on Castle Heights Avenue, go .5 mile, turn right on Joy Drive, then right onto Kent Drive. Watch for signs!!!

THURSDAY EVENING AUCTION

RANCH HOUSE

3 BEDROOM • 1.5 BATH

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AUCTION**

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For Further Information

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 2021 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

 <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	2021-06-03
Buyer's Agent Comp.	Call for Details
Address Street	802 Kent Drive
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday June 2, 2021 at 6pm. 3 bedroom Brick Ranch • Fixer Upper - ideal for owner or investor!
Auction Time Start	6:00 pm
Auction Type	absolute
Is Home	yes

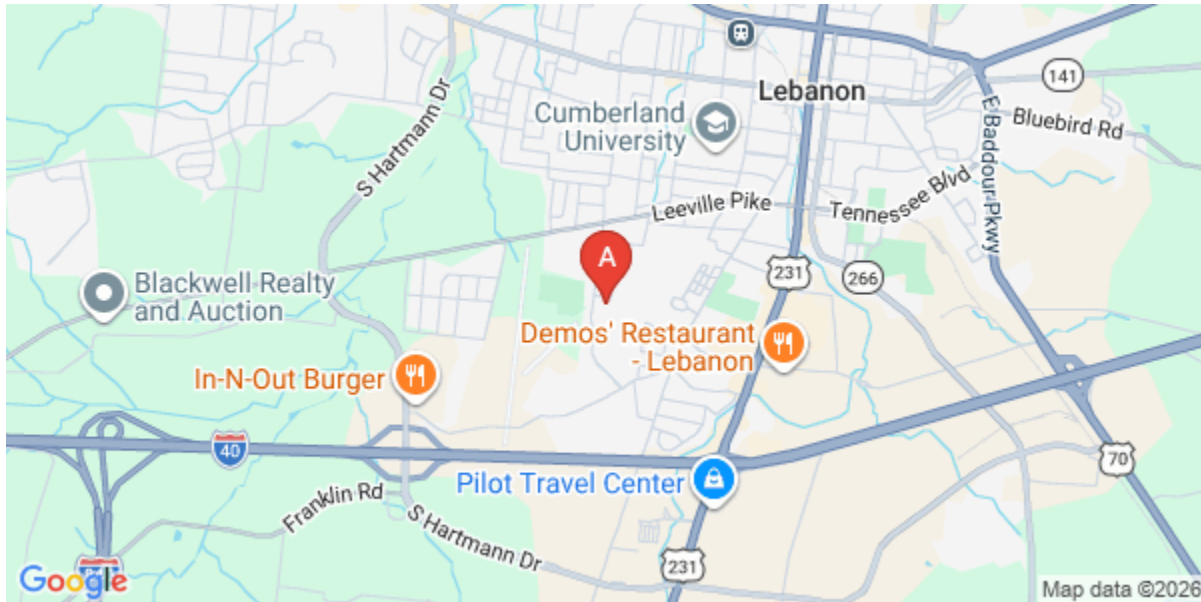


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Local & Nearby Area Resources / Businesses

- 🍴 **Restaurants:** 20+
- 🛒 **Grocery:** 20+
- 🏥 **Health / Medical:** 20+
- 🎓 **Schools / Education:** 20+
- 🌳 **Attractions / Things to Do:** 20+
- 🛍️ **Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Zaxby's Chicken Fingers & Buffalo Wings	Chicken Wings	0.74 mi	(615) 449-4566	16 Review(s) 4.0★
2	Sunset Restaurant	American (New)	0.75 mi	(615) 444-9530	85 Review(s) 4.0★
3	Chick-fil-A	Fast Food	0.75 mi	(615) 444-3005	30 Review(s) 3.5★
4	KFC	Fast Food	0.75 mi	(615) 449-0971	14 Review(s) 2.5★
5	Hardee's	Fast Food	0.8 mi	(615) 443-0324	5 Review(s) 2.0★
6	Panera Bread	Salad	0.8 mi	(615) 994-3750	11 Review(s) 2.0★
7	Cook Out - Lebanon	Fast Food	0.81 mi		4 Review(s) 3.0★
8	Shoney's Restaurant	American (Traditional)	0.81 mi	(615) 444-2447	25 Review(s) 3.0★
9	Gondola Restaurant	Pizza	0.82 mi	(615) 444-6016	42 Review(s) 2.5★
10	McDonald's	Fast Food	0.82 mi	(615) 449-3299	12 Review(s) 2.5★
11	Los Compadres	Mexican	0.82 mi	(615) 444-3737	85 Review(s) 3.5★
12	Cracker Barrel Old Country Store	Breakfast & Brunch	0.83 mi	(615) 444-4995	66 Review(s) 3.5★
13	Panda Express	Chinese	0.83 mi	(615) 449-9996	32 Review(s) 2.0★
14	Wendy's	Fast Food	0.83 mi	(615) 444-9709	14 Review(s) 2.0★
15	El Molino Mexican Restarurant	Mexican	0.84 mi	(615) 449-9300	55 Review(s) 3.5★
16	Arby's	Fast Food	0.87 mi	(615) 449-0077	11 Review(s) 2.0★

17	Pizza Hut	Pizza	0.87 mi	(615) 444-1786	16 Review(s) 2.0
18	Waffle House	Breakfast & Brunch	0.88 mi	(615) 449-2459	18 Review(s) 2.0
19	Helenbak Bar & Grill	Bars	0.91 mi	(615) 784-4678	1 Review(s) 5.0
20	Cicis	Pizza	0.92 mi	(615) 444-2221	7 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	0.68 mi	(855) 955-2534	3 Review(s) 4.5
2	Walmart Supercenter	Department Stores	1 mi	(615) 444-0471	21 Review(s) 2.0
3	La Tienda Hispana	Grocery	1.13 mi	(615) 444-9859	7 Review(s) 4.5
4	Kroger	Grocery	1.92 mi	(615) 449-4631	6 Review(s) 3.5
5	Al's Foodland	Grocery	2.36 mi	(615) 449-8293	1 Review(s) 5.0
6	Publix Super Markets	Grocery	2.91 mi	(615) 444-2581	9 Review(s) 3.0
7	H. G. Hill's Grocery Store	Grocery	5.62 mi		1 Review(s) 1.0
8	ALDI	Grocery	11.38 mi	(855) 955-2534	3 Review(s) 4.5
9	Publix	Grocery	11.57 mi	(615) 773-0250	6 Review(s) 4.5
10	Kroger	Grocery	11.6 mi	(615) 758-3300	13 Review(s) 4.0
11	Houston Meat & Produce	Grocery	11.7 mi	(615) 758-7226	29 Review(s) 4.5
12	Kroger	Grocery	11.77 mi	(615) 773-8700	5 Review(s) 3.0
13	Publix Super Markets	Grocery	11.79 mi	(615) 758-9830	2 Review(s) 5.0
14	Publix Super Markets	Grocery	11.79 mi	(615) 758-4200	15 Review(s) 4.0
15	Walmart Supercenter	Grocery	11.81 mi	(615) 758-1121	9 Review(s) 3.0
16	Three Forks Marketplace	Grocery	11.84 mi	(615) 237-9777	3 Review(s) 2.5
17	Cook's Star Market	Grocery	12.6 mi	(615) 444-9992	1 Review(s) 5.0
18	Rice's Country Ham Store	Grocery	12.66 mi	(615) 758-2362	6 Review(s) 5.0
19	Stagecoach General Store	Grocery	13.95 mi	(615) 452-0808	1 Review(s) 1.0
20	Kroger	Grocery	15.46 mi	(615) 451-2803	5 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	0.77 mi	(615) 444-2121	3 Review(s) 3.5
2	Aspen Dental	General Dentistry	0.79 mi	(615) 444-5447	3 Review(s) 1.0
3	Cumberland Skin	Dermatologists	0.9 mi	(615) 449-5771	11 Review(s) 3.0
4	Walmart Pharmacy	Pharmacy	1 mi	(615) 449-0611	1 Review(s) 1.0
5	Newman Dental Associates	Oral Surgeons	1.08 mi	(615) 470-8550	2 Review(s) 5.0
6	Children's Clinic East	Pediatricians	1.11 mi	(615) 466-9770	3 Review(s) 2.5
7	Jocelyne Miller, MD	Gastroenterologist	1.12 mi	(615) 885-1093	1 Review(s) 5.0
8	Wilson County Chiropractic	Chiropractors	1.16 mi	(615) 449-6700	1 Review(s) 5.0
9	Benson Orthodontics	Oral Surgeons	1.19 mi	(615) 449-0895	1 Review(s) 5.0
10	Hardin Family Chiropractic	Chiropractors	1.2 mi	(615) 443-1000	1 Review(s) 5.0
11	Capstone Pediatrics	Pediatricians	1.21 mi	(615) 288-0075	1 Review(s) 1.0
12	Gallagher John OD	Optometrists	1.21 mi	(615) 444-9111	1 Review(s) 5.0
13	Gallagher EyeCare	Optometrists	1.21 mi	(615) 444-9111	1 Review(s) 5.0
14	Tennessee Family Dental - Lebanon	Cosmetic Dentists	1.22 mi	(615) 444-3185	4 Review(s) 5.0
15	Smile Solutions of Lebanon	Pediatric Dentists	1.23 mi	(615) 453-9937	3 Review(s) 3.5
16	Johnson Bruce L DDS	Oral Surgeons	1.26 mi	(615) 444-0065	1 Review(s) 5.0
17	The Massage Collection	Reflexology	1.26 mi	(615) 443-1974	1 Review(s) 5.0
18	Strauss William T DC	Chiropractors	1.31 mi	(615) 444-5335	1 Review(s) 5.0
19	Serenity Dental	General Dentistry	1.32 mi	(615) 444-3932	3 Review(s) 4.5
20	Flawless Reflection	Weight Loss Centers	1.32 mi	(615) 489-6949	2 Review(s) 3.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Southside Elementary School	PK-8 Public	0.67 mi	(615) 444-6330	6.0	4.0
2	McClain Christian Academy	PK-10 Private	0.67 mi	(615) 444-2678	N/A	5.0
3	Winfree Bryant Middle School	6-8 Public	0.86 mi	(615) 449-4560	5.0	N/A
4	Byars Dowdy Elementary School	PK-5 Public	0.97 mi	(615) 444-6651	6.0	4.0
5	The Cedars Preparatory Academy	PK-4 Private	1.19 mi	(615) 257-1394	N/A	5.0
6	Covenant Life School	PK-6 Private	1.28 mi	Array	N/A	N/A
7	Wilson Co Adult High School	9-12 Public	1.49 mi	(615) 443-7199	N/A	N/A
8	Lebanon High School	9-12 Public	1.61 mi	(615) 444-9610	5.0	3.0

9	Tennessee Virtual On-Line School	K-12 Public	1.81 mi	(615) 443-2681 x2	5.0	N/A
10	Youth Emergency Services	8-12 Private	1.81 mi	(615) 898-0051	N/A	N/A
11	Coles Ferry Elementary School	PK-5 Public	1.86 mi	(615) 443-1946	6.0	4.0
12	Walter J. Baird Middle School	6-8 Public	2.11 mi	(615) 444-2190	7.0	4.0
13	Castle Heights Elementary School	PK-5 Public	2.34 mi	(615) 444-2483	5.0	3.0
14	Sam Houston Elementary School	PK-5 Public	2.57 mi	(615) 444-7494	6.0	4.0
15	Advocate @ Y.E.S.	7-11 Private	5.05 mi	(615) 444-1819	N/A	N/A
16	Friendship Christian School	PK-12 Private	5.73 mi	(615) 449-1573	N/A	3.0
17	Carroll Oakland Elementary School	PK-8 Public	6.0 mi	(615) 444-5208	4.0	3.0
18	Wilson Central High School	9-12 Public	6.36 mi	(615) 453-4600	8.0	4.0
19	Montessori Achievement Academy	PK-1 Private	6.64 mi	(615) 444-4194	N/A	N/A
20	Tuckers Cross Roads	K-8 Public	7.45 mi	(615) 444-3956	4.0	3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.25 mi	(804) 305-2321	1 Review(s) 5.0
2	Wilkie's Outfitters	Rafting/Kayaking	1.45 mi	(615) 784-4179	1 Review(s) 5.0
3	Planet Fitness	Gyms	1.45 mi	(615) 994-6905	2 Review(s) 3.0
4	Anytime Fitness	Gyms	1.5 mi	(615) 547-4736	7 Review(s) 4.5
5	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.54 mi	(615) 506-0428	1 Review(s) 5.0
6	Pro Bowling Center	Bowling	1.57 mi	(615) 449-3898	6 Review(s) 3.5
7	Don Fox Park	Parks	1.73 mi	(615) 449-0303	10 Review(s) 4.0
8	Jimmy Floyd Family Life Center	Fitness & Instruction	1.76 mi	(615) 453-4545	4 Review(s) 3.5
9	Julia's Body Shop	Trainers	1.88 mi	(615) 828-5385	2 Review(s) 5.0
10	The Gun Room	Sporting Goods	1.94 mi	(615) 453-6030	6 Review(s) 5.0
11	The Dancing Lights Of Christmas	Kids Activities	2.05 mi		13 Review(s) 3.0
12	Pro Pools	Swimming Pools	2.22 mi	(888) 352-7582	12 Review(s) 2.0
13	Premier Martial Arts	Martial Arts	2.26 mi	(615) 443-4783	1 Review(s) 5.0
14	Lebanon CrossFit	Interval Training Gyms	2.63 mi	(615) 390-4031	2 Review(s) 5.0
15	World Classic Martial Arts	Martial Arts	2.64 mi	(615) 547-9606	1 Review(s) 5.0
16	Sports Village Fitness	Gyms	3.17 mi	(615) 449-0031	10 Review(s) 4.0
17	Body Kneads	Skin Care	4.14 mi	(615) 449-7880	20 Review(s) 4.5
18	Sellers State Farm Archaeological Area	Parks	4.15 mi		1 Review(s) 3.0
19	Maple Hill Road Driving Range	Golf	4.2 mi	(615) 444-4833	2 Review(s) 2.5
20	Young's Performance Skis & Cycles	Jet Skis	5.84 mi	(615) 449-2373	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Lowe's Home Improvement	Hardware Stores	0.64 mi	(615) 547-7236	14 Review(s) 2.5
2	4EverEcig	Vape Shops	0.75 mi	(615) 547-9351	3 Review(s) 2.5
3	Walgreens	Drugstores	0.78 mi	(615) 449-7770	5 Review(s) 1.5
4	Beloved Formals	Bridal	0.79 mi	(615) 449-4548	2 Review(s) 1.0
5	AT&T Store	Mobile Phones	0.8 mi	(615) 547-1107	1 Review(s) 1.0
6	Sunglass Hut	Sunglasses	0.89 mi	(615) 444-5767	1 Review(s) 5.0
7	The Home Depot	Hardware Stores	0.91 mi	(615) 444-5472	10 Review(s) 3.0
8	Hibbett Sports	Shoe Stores	0.92 mi	(615) 444-0422	1 Review(s) 5.0
9	The Vape Place	Vape Shops	0.92 mi	(615) 547-9090	1 Review(s) 5.0
10	Dollar Tree	Discount Store	0.92 mi	(615) 443-1849	1 Review(s) 1.0
11	Rack Room Shoes	Shoe Stores	0.93 mi	(615) 444-1551	2 Review(s) 2.0
12	Maurices	Shopping	0.95 mi	(615) 443-1032	1 Review(s) 5.0
13	Cato	Women's Clothing	0.95 mi	(615) 444-5987	1 Review(s) 3.0
14	Eddie Bauer	Sports Wear	0.95 mi	(615) 453-6928	1 Review(s) 4.0
15	Sally Beauty Supply	Cosmetics & Beauty Supply	0.96 mi	(615) 443-3183	2 Review(s) 1.0
16	Bath & Body Works	Cosmetics & Beauty Supply	0.96 mi	(615) 449-4133	2 Review(s) 4.5
17	Lebanon Outlet Marketplace	Shopping Centers	0.96 mi	(615) 444-0433	29 Review(s) 3.0
18	Coach Store	Leather Goods	0.98 mi	(615) 443-3688	2 Review(s) 4.0
19	Polo Ralph Lauren Factory Store	Outlet Stores	0.99 mi	(615) 444-0215	5 Review(s) 4.0
20	Talbots Outlet	Accessories	0.99 mi	(615) 257-2414	1 Review(s) 4.0