

# 1604 Edgewood Dr

Lebanon, TN 37087

**SOLD!**

Auction  
08/26/2021 6:00 pm

**ABSOLUTE AUCTION** Thursday August 26, 2021 6:00 PM

**1604 EDGEWOOD DRIVE, LEBANON, TN 37087**  
Directions: From Historic Lebanon Square, travel west on West Main Street 2.5 miles, turn left on Winwood Drive, .3 mile turn left on Edgewood Drive. Watch for signs!!!

**GREAT MIDTOWN LOCATION**  
**3 BEDROOM - 2 BATH BRICK RANCH**



Beautiful large lot, 1.1+/- acre. This Brick Ranch house has 3 bedrooms and 2 baths conveniently located in midtown - close to everything. A great Owner or Investor Opportunity, ready for renovation. City Utilities. Zoned RD9

**Great Investment Opportunity**

**HANDYMAN SPECIAL**

Being sold under order of Probate Court of Wilson County, Tennessee, in the estate of Mary Kathryn Bland, Docket No. 2021-PR-206, Clerk & Master/Special Commissioner & Receiver.

Call Jay White at 615-308-4421 or 615-444-0909 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 Pennell - 615-444-4160; or contact lender of your choice to prequalify prior to sale.  
COVID-19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event is postponed or canceled due to any other communicable disease.  
SALE TERMS: CASH AT CLOSING 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 Direct will be furnished upon confirmation of sale by the Chancery Court. 2021 property taxes will be prorated to date of deed; possession given with deed.  
LEAD-BASED PAINT: TOOLS DISCLOSURE: You will be given a lead-based paint test kit. Prospective buyers may have their own lead-based paint test kit. Buyer to sign inspection waiver 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 ADVERTISEMENTS. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2209



**615.444.0909**

[www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)



Contact Agee & Johnson Today!

Listed By (Agent):

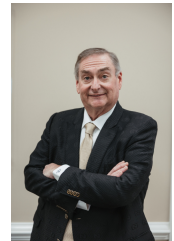
**Jay White**

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Website: <http://jaywhiterealtor.com>



# ABSOLUTE AUCTION

**THURSDAY AUGUST 26, 2021 @ 6:00PM**

**LOCATION 1604 EDGEWOOD DRIVE • LEBANON  
TN 37087**

**DIRECTIONS:**

**From Historic Lebanon Square, travel west on West Main Street 2.5 miles, turn left on Winwood Drive, .3 mile turn left on Edgewood Drive. Watch for signs!!!**

## **THURSDAY EVENING AUCTION**

### **GREAT MIDTOWN LOCATION!**

### **3 BEDROOM • 2 BATH**

Beautiful large lot, 1.1+/- acre.

This Brick Ranch house has 3 bedrooms and 2 baths conveniently located in Midtown - close to everything. A great Owner or Investor Opportunity, ready for renovation.

City Utilities. Zoned RD9

***Great Investment Opportunity • Handyman Special***

**READY FOR RENOVATION**

Ideal for Owner or Investor - Flipper or Renovator This is a great opportunity!!

**ABSOLUTE  
AUCTION**

**Thursday  
August 26, 2021  
6:00 PM**

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**For Further Information**

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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.

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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; 2021 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**



**615.444.0909**

**www.AgeeAndJohnson.com**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2021-08-26
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	1604 Edgewood Dr
<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>	Great Midtown Location! Absolute Auction Thursday August 26, 2021 @ 6pm 1604 Edgewood Drive • Lebanon TN
<b>Auction Time Start</b>	6:00 pm

<b>Auction Type</b>	absolute
<b>Is Home</b>	yes



### 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	Dairy Queen Grill & Chill	Burgers	0.37 mi	(615) 239-3505	7 Review(s) 2.5
2	Jimmy John's	Sandwiches	0.43 mi	(615) 784-4700	3 Review(s) 3.0
3	Arby's	Fast Food	0.49 mi	(615) 444-6044	7 Review(s) 2.5
4	Frankie's Cafe	Cafes	0.5 mi	(615) 449-3140	7 Review(s) 3.5
5	Pizza Hut	Italian	0.5 mi	(615) 449-3875	7 Review(s) 3.0
6	China Wok	Chinese	0.51 mi	(615) 443-2266	14 Review(s) 2.5
7	McDonald's	Fast Food	0.51 mi	(615) 449-1833	17 Review(s) 1.0
8	Wendy's	Burgers	0.51 mi	(615) 444-2505	9 Review(s) 2.0
9	Taco Bell	Mexican	0.53 mi	(615) 453-4225	6 Review(s) 3.5
10	Papa Murphy's	Pizza	0.55 mi	(615) 444-9211	4 Review(s) 4.0
11	Mangos Mexican Restaurant	Mexican	0.55 mi	(615) 470-8289	48 Review(s) 3.5
12	Krystal	Burgers	0.61 mi	(615) 444-7587	7 Review(s) 2.0
13	Subway Restaurants	Sandwiches	0.62 mi	(615) 443-3400	4 Review(s) 3.0
14	Honey Baked Ham Company	Meat Shops	0.63 mi	(615) 443-4267	8 Review(s) 3.0

15	Little Caesars Pizza	Pizza	0.72 mi	(615) 444-9969	7 Review(s) 4.0
16	Snow White Drive In	American (Traditional)	0.72 mi	(615) 443-4299	101 Review(s) 4.0
17	1 China	Chinese	0.77 mi	(615) 965-2937	7 Review(s) 3.5
18	Fat Mo's	Burgers	0.79 mi	(615) 547-4571	16 Review(s) 3.5
19	Stroud's Barbeque	Barbeque	0.82 mi	(615) 444-6695	26 Review(s) 3.5
20	Peking Chinese Restaurant	Chinese	0.89 mi	(615) 449-3304	43 Review(s) 3.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Kroger	Grocery	0.55 mi	(615) 449-4631	6 Review(s) 3.5
2	Publix Super Markets	Grocery	0.74 mi	(615) 444-2581	10 Review(s) 3.5
3	La Tienda Hispana	Grocery	2.68 mi	(615) 444-9859	8 Review(s) 4.5
4	Al's Foodland	Grocery	2.82 mi	(615) 449-8293	1 Review(s) 5.0
5	ALDI	Grocery	2.9 mi	(855) 955-2534	3 Review(s) 4.5
6	Walmart Supercenter	Department Stores	3.12 mi	(615) 444-0471	21 Review(s) 2.0
7	H. G. Hill's Grocery Store	Grocery	5.28 mi		1 Review(s) 1.0
8	Houston Meat & Produce	Grocery	9.78 mi	(615) 758-7226	29 Review(s) 4.5
9	Publix Super Markets	Grocery	9.8 mi	(615) 758-9830	3 Review(s) 5.0
10	Publix Super Markets	Grocery	9.81 mi	(615) 758-4200	15 Review(s) 4.0
11	Kroger	Grocery	9.81 mi	(615) 773-8700	6 Review(s) 3.5
12	ALDI	Grocery	9.91 mi	(855) 955-2534	3 Review(s) 4.5
13	Kroger	Grocery	10.16 mi	(615) 758-3300	13 Review(s) 4.0
14	Publix	Grocery	10.26 mi	(615) 773-0250	6 Review(s) 4.5
15	Walmart Supercenter	Grocery	10.3 mi	(615) 758-1121	9 Review(s) 3.0
16	Cedar Creek Market	Grocery	10.68 mi	(615) 773-6006	1 Review(s) 3.0
17	Rice's Country Ham Store	Grocery	10.71 mi	(615) 758-2362	6 Review(s) 5.0
18	Cook's Star Market	Grocery	11.66 mi	(615) 444-9992	1 Review(s) 5.0
19	Stagecoach General Store	Grocery	12.68 mi	(615) 452-0808	1 Review(s) 1.0
20	Publix Super Markets	Grocery	13.31 mi	(615) 451-6285	9 Review(s) 5.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Centennial Pediatrics	Doctors	0.28 mi	(615) 453-1930	1 Review(s) 1.0
2	Bradshaw Medical Clinic	Family Practice	0.28 mi	(615) 444-4126	1 Review(s) 1.0
3	John Kane, MD	Pediatricians	0.36 mi	(615) 443-6833	1 Review(s) 1.0
4	Abbey Paul MD	Sports Medicine	0.36 mi	(615) 449-0990	1 Review(s) 1.0
5	Pryor Family Dentistry	Oral Surgeons	0.4 mi	(615) 444-7999	1 Review(s) 5.0
6	Patriot Dental	General Dentistry	0.44 mi	(615) 444-2034	1 Review(s) 5.0
7	Pinnacle Dermatology- Lebanon	Dermatologists	0.52 mi	(615) 994-8201	1 Review(s) 1.0
8	Cumberland Chiropractic and Sports Medicine	Chiropractors	0.53 mi	(615) 444-2234	2 Review(s) 5.0
9	Vanderbilt Eye Institute	Ophthalmologists	0.53 mi		3 Review(s) 2.5
10	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	0.54 mi	(615) 449-3222	6 Review(s) 5.0
11	The Little Clinic	Health & Medical	0.54 mi	(615) 453-7720	2 Review(s) 1.0
12	The Town Doctor - Direct Primary Care	Family Practice	0.54 mi	(615) 547-6930	4 Review(s) 4.0
13	Be Still & Breathe Salt Wellness Center	Halotherapy	0.54 mi	(615) 470-8500	3 Review(s) 4.5
14	Optometric Physicians of Middle Tennessee	Optometrists	0.66 mi	(615) 444-2359	2 Review(s) 3.0
15	Lebanon Dental Care	General Dentistry	0.66 mi	(615) 784-4330	3 Review(s) 1.5
16	Doctor's Office	Doctors	0.68 mi	(615) 453-3645	1 Review(s) 2.0
17	Neuhaus Foot & Ankle	Podiatrists	0.7 mi	(615) 219-5123	4 Review(s) 4.0
18	Witherow Orthodontics	Orthodontists	0.71 mi	(615) 754-2027	1 Review(s) 5.0
19	Lifecare Family Services	Counseling & Mental Health	0.72 mi	(615) 453-1606	2 Review(s) 1.0
20	Results Physiotherapy	Physical Therapy	0.72 mi	(615) 443-9036	1 Review(s) 5.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Pro Pools	Swimming Pools	0.43 mi	(888) 352-7582	14 Review(s) 1.5
2	World Classic Martial Arts	Martial Arts	0.5 mi	(615) 547-9606	1 Review(s) 5.0
3	Premier Martial Arts	Martial Arts	0.57 mi	(615) 443-4783	1 Review(s) 5.0
4	Julia's Body Shop	Trainers	0.76 mi	(615) 828-5385	2 Review(s) 5.0
5	Sports Village Fitness	Gyms	0.95 mi	(615) 449-0031	10 Review(s) 4.0
6	Planet Fitness	Gyms	1.31 mi	(615) 994-6905	2 Review(s) 3.0

7	David Deaton Karate Studios	Martial Arts	1.35 mi	(615) 547-1754	3 Review(s) 5.0
8	Don Fox Park	Parks	1.62 mi	(615) 449-0303	10 Review(s) 4.0
9	Body Kneads	Skin Care	1.9 mi	(615) 449-7880	20 Review(s) 4.5
10	Pro Bowling Center	Bowling	2.18 mi	(615) 449-3898	6 Review(s) 3.5
11	Jimmy Floyd Family Life Center	Fitness & Instruction	2.31 mi	(615) 453-4545	4 Review(s) 3.5
12	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.33 mi	(615) 506-0428	1 Review(s) 5.0
13	Maple Hill Road Driving Range	Golf	2.59 mi	(615) 444-4833	2 Review(s) 2.5
14	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	2.7 mi	(804) 305-2321	1 Review(s) 5.0
15	Wilkie's Outfitters	Rafting/Kayaking	2.77 mi	(615) 784-4179	1 Review(s) 5.0
16	Anytime Fitness	Gyms	3.61 mi	(615) 547-4736	7 Review(s) 4.5
17	Young's Performance Skis & Cycles	Jet Skis	3.7 mi	(615) 449-2373	1 Review(s) 1.0
18	The Dancing Lights Of Christmas	Kids Activities	3.91 mi		13 Review(s) 3.0
19	The Gun Room	Sporting Goods	4.01 mi	(615) 453-6030	6 Review(s) 5.0
20	Xtreme Paintball	Paintball	5.32 mi	(615) 547-2324	8 Review(s) 3.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	The Jewelers	Jewelry	0.42 mi	(615) 547-4444	2 Review(s) 5.0
2	Pro Pools	Swimming Pools	0.43 mi	(888) 352-7582	14 Review(s) 1.5
3	Beauty Boutique	Cosmetics & Beauty Supply	0.43 mi	(615) 547-4468	2 Review(s) 3.0
4	Verizon	Mobile Phones	0.48 mi	(615) 443-2355	7 Review(s) 3.0
5	T-Mobile	Mobile Phones	0.49 mi	(615) 784-4269	5 Review(s) 4.0
6	Vanderbilt Eye Institute	Ophthalmologists	0.53 mi		3 Review(s) 2.5
7	Harbor Freight	Hardware Stores	0.55 mi	(615) 453-5261	1 Review(s) 5.0
8	Harbor Freight	Hardware Stores	0.56 mi	(615) 527-4242	1 Review(s) 5.0
9	Aaron's	Electronics	0.57 mi	(615) 453-2286	2 Review(s) 1.0
10	Tractor Supply	Hardware Stores	0.62 mi	(615) 449-4466	5 Review(s) 2.5
11	K2 Agriculture & Turf	Farming Equipment	0.64 mi	(615) 547-6551	3 Review(s) 2.5
12	Optometric Physicians of Middle Tennessee	Optometrists	0.66 mi	(615) 444-2359	2 Review(s) 3.0
13	Gibbs Pharmacy	Drugstores	0.72 mi	(615) 449-3355	5 Review(s) 2.5
14	GG's Jewelry & Gifts's	Jewelry	0.81 mi	(615) 449-8594	1 Review(s) 5.0
15	Wilson Farmers Co-Op	Farming Equipment	0.83 mi	(615) 444-5212	1 Review(s) 5.0
16	Jnr Electronics	Electronics	0.87 mi	(615) 443-1989	3 Review(s) 2.5
17	Bargain Hunt	Discount Store	0.98 mi	(615) 547-1654	7 Review(s) 3.5
18	Lebanon Gun Shop	Guns & Ammo	1.03 mi	(615) 547-9600	4 Review(s) 3.5
19	CVS Pharmacy	Drugstores	1.04 mi	(615) 444-4471	3 Review(s) 2.0
20	Marti & Liz's Discount Shoes	Shoe Stores	1.05 mi	(615) 449-2629	6 Review(s) 3.0