

ABSOLUTE AUCTION

**Saturday
January 21, 2023
10:00 AM**

4000 PORT CLEBURNE LANE, HERMITAGE, TN 37076

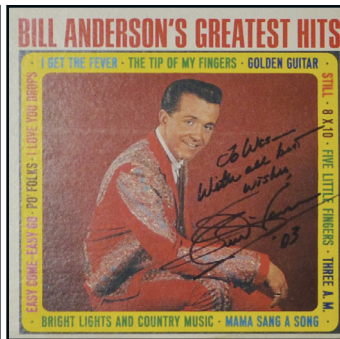
Directions: From I-40 take exit 221 Old Hickory Blvd. toward Hermitage. Head east on TN-45E/Old Hickory Blvd., .5 mile, turn left onto Lake Pkwy., .3 mile, turn left onto Port Anadarko Trail, .07 mile, turn right onto Port Cleburne Lane. Watch for signs!!!

**4 BEDROOM - 2.5 BATH HOME
CORNER LOT**



Two Story Home on a Corner Lot located in a Well Established Neighborhood, with over 3,000 sq. ft. of living space. The Main Level features a large Living Room, large Dining Room, Den with Fireplace, Sunroom and Deck. The oversized Eat-In Kitchen features a Picture Window providing natural light. Owners Suite complete with Walk-In Closets, Dressing Area, Office, Bath and Walk-In Shower. The upstairs features three additional Bedrooms, additional Bath with Double Vanity, extra Closets, large Sitting Area and extra storage space in the Attic. Finished lower level features Two Car Garage, Laundry Room, Work Room, three Additional Rooms and a Half Bath. Fenced back yard, .48+/- Acre.

COLLECTIBLES • MUSIC EQUIPMENT • FURNITURE • MUCH MUCH MORE



COLLECTIBLES: Large Collection of Country Music Memorabilia-Posters, Pictures, Albums (some autographed) -Tim McGraw, Barbara Mandrell, Ernie Watts, etc. • Large Collection of Elvis Memorabilia-Posters, Stand-up Cardboard Cutout, Figurines, Books, Movies • Books • Western Civil War Memorabilia • Ronald Reagan Memorabilia • Albums, CDs, Cassettes • Les Paul Recording Live National • Guard Show • Pictures & Frames • Commemorative Knives, Doc Holiday, Jesse James • RCA Ceramic Dog • Victrola Records • Canadian Mountie Uniforms

MUSIC EQUIPMENT: Set of Gretsch Drums • Peavey 701R Mixer/M2600 Amp • Pair of Yamaha ST12V Speakers w/Stand • Peavey Amp Bandit 65 • Ampeg BA 115 • 2-Peavey mdl T15 CX Monitors • Epiphone Amp • Casio WK6500 Keyboard • Shure Mic • Mic Stands • Guitar Stands • Guitar Cases • Victrola Victor Talking Machine Co. • Aiwa Stereo • Portable Record Player

FURNITURE: 3-Drawer Marbletop Chest • Bed with Built-in Headboard • Dresser & Chest of Drawers • 4 piece White Bedroom Suit • Wardrobe • Sofa/Bed • Blue Couch & Love Seat • Wing Back Chair • Maple Dining Table-Drop Leaf-2 Chairs • Dining Room Table-8 Chairs-Ball & Claw Feet • Brown Microfiber Couch • Curio Cabinet • Barrel & Wing Back Matching Chairs • Coffee & End Tables • Sofa Table • Electric Fireplace/Heater • Wine Cabinet • Wooden Coat Rack • Glasstop Coffee & End Tables • Wooden Fern Stand • Bookshelf • 6 piece Wicker Set • Outdoor Table & Chairs

KITCHEN, HOUSEHOLD & MISC.: Kenmore Washer & Dryer • Frigidaire Side by Side Refrigerator • Holiday Chest Freezer • Magic Chef Microwave • Toaster • Slow Cooker Steamer • Pots & Pans • Dishes • Coffee Cups, Glasses, Stemware • Flatware • Bissell Vacuum • Copper Planter • Metal Clothing Racks • Treadmill • Marine III Igloo Cooler • DVDs • Sanyo Flat Screen TV • Dynex Flat Screen TV • Stetson Straw Hat • Life Size Santa Claus • Snow Ski's • 2 Wheel Hand Truck • Inversion Table

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 - 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

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 2023 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

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

615.444.0909

www.AgeeAndJohnson.com