



46.17+/- Beautiful Acres with Frontage on the Duck River near Centerville, TN

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Auction Sales Map



Community Data Profile



McLEMORE
AUCTION COMPANY



CENTERVILLE HICKMAN COUNTY

2022 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Centerville
Year Incorporated	1853
Land Area in Square Miles (County)	612
Water Area in Square Miles (County)	0
Latitude	N35° 46.74'
Longitude	W87° 28.02'
Elevation	660'
Market Region	Nashville
Distance From Nashville	54 miles
Time Zone	Central
City Website	www.townofcenterville.com/
County Website	www.hickmanco.com/
Additional Incorporated Cities within the County	None
Unincorporated Cities	Bon Aqua, Duck River, Lyles, Nunnally, Only, Primm Springs, and Pleasantville

POPULATION

	<u>City</u>	<u>County</u>
2010 (Census)	3,644	24,690
2021 Population	3,643	26,074
2021 Median Age	46.5	42.0
2026 Population Projection	3,721	26,878
Annual Growth Rate (2021-2026 Projected)	0.42%	0.61%

Source: ESRI

CLIMATE

Annual Average Temperature	58.7° F
Average High Temperature	71.3° F
Average Low Temperature	46.1° F
Annual Average Precipitation	54.53"
Annual Average Snowfall	0"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

<u>LOCAL</u>	<u>City</u>	<u>County</u>
Property Taxes (2021)		
• Rate per \$100 value	\$1.1354	\$2.80
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2020)	\$62,936,155	\$376,996,491
Hotel-Motel Tax	5%	5%
Motor Vehicle Wheel Tax Rate		\$50.50

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

STATE

Sales Tax

- 4% tax on food and food ingredients
- 7% on all other tangible personal property unless specifically exempted

Local Sales Tax Rate

- 2.75%

Local and State Sales Tax Collected (FY2021)

- \$14,049,446

Income Tax

- **Personal:** Repealed beginning January 1, 2021
- **Corporate Excise Tax:** 6.5% of Tennessee taxable income
- **Franchise Tax:** .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
- **Unemployment Tax:** New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue



Shippo Bend Industrial Site (49.26 acres) is among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit www.tnecd.com/sites/certified-sites/



2022 COMMUNITY DATA PROFILE

EDUCATION

District Name	Hickman County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	8
Number of Classroom Teachers	234
Student to Teacher Ratio	13:1
Additional Staff	66
Total Number of Students	3,110
GRADES (2020-2021)	
Pre-K-5	1,410
6-8	718
9-12	982
Number of High School Graduates (2020-21)	225
Graduation Rate	93.4%
Educational Attainment with a Degree (Adults Age 25+)	17.6%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

Graduates 2019-2020

• Columbia State Community College	Columbia	1,046
• TN College of Applied Technology	Hohenwald	146
• TN College of Applied Technology	Dickson	410

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor and Board of Aldermen Meets 2nd and 4th Tuesday at 7:00 p.m. Town Hall
County	Mayor and County Commissioners Meets 4th Monday at 7:00 p.m. Hickman County Justice Center

Fire Department

• Full-time fire fighters in city	0
• City volunteers	32
• Full-time fire fighters in county	0
• County volunteers	108
• Fire stations in city	3
• City fire trucks	12
• Fire stations in county	9
• County fire trucks	46

Law Enforcement

• Full-time police officers in city	16
• Full-time police officers in county & sheriff	30
• City patrol cars	19
• County patrol cars	38

	City	County
Insurance Rating	5	10
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	No	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Centerville Municipal Airport
Location Identifier	GHM
Distance from City	3 miles
Runway Length	4,002
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL Self-service 24/7
Repairs	None
Storage	Hangar, Tie Down
Transportation	Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Centerville	72 miles

Nashville International Airport (BNA) serves approximately 16 million total passengers annually. BNA is currently served by 15 airlines, including international carriers Air Canada, Westjet and British Airways. BNA offers 460 daily flights and provides nonstop air service to more than 65 destinations.

HIGHWAYS

U.S. Highways	
State Highways	7, 46, 48, 50, 100, 230, 438 and 840
Nearest Interstate	18 miles to Interstate 40

COMMON CARRIERS

Air Freight Companies	None
Motor Freight Companies	1
Terminal Facilities	1
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

RAILROADS SERVED BY

South Central Tennessee Railroad

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	54

COMMUNICATIONS

Newspapers	Hickman Co. Times The Tennessean
Telephone Companies	AT&T
Radio Stations	2 local WNXX AM and FM
Television Networks	5
Cable Service Available	Yes
Channels	32
Provider	Charter Communications and Comcast
Internet Service Available	Yes
Provider	AT&T, TN Wireless, Verizon, HughesNet, Direct TV, Dish
Fiber Optics Available	Yes
Provider	

CENTERVILLE-HICKMAN COUNTY, TENNESSEE

COMMUNITY FACILITIES

Health Care

Doctors	10
Dentists	5
Hospitals	1
Beds	25
Clinics	8
Nursing Homes	2
Beds	172
Retirement Homes	1
Beds	75
Residential Care/ Assisted Living	0
Beds	0

Religious Organizations

Protestant	88
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	0
Other	1

Day Care Centers

Day Care Homes	7
	0

Recreation

Libraries	2
Parks	5
Golf Courses (Public & Private)	1
Swimming Pools (Public & Private)	1
Country Clubs	1
Theaters-Drive In	1
Bowling Alleys	0

Hotels & Motels

Rooms	60
Bed & Breakfasts	6

Largest Meeting Room

Capacity	350
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Restaurants

	24
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FINANCIAL INSTITUTIONS

Name of Institution	# of Branches	Deposits
First Farmers and Merchants Bank	2	103,478,000
First Federal Bank	1	34,621,000
Reliant Bank	2	141,109,000

Countywide Combined Deposits \$281,782,000
(Deposits for June 30, 2021)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Lyles	
Heat Treating	Nashville	55
Foundry	Local	
Heavy Hardware	Nashville	55
Sheet Metal	Nashville	55
Lubricants	Local	
Welding Supplies	Local	
Abrasives	Nashville	55

SELECTED ECONOMIC INDICATORS

2021 ANNUAL AVERAGES (PRELIMINARY)

Labor Force	County	Labor Market Area*
Civilian Labor Force	11,431	324,934
Employment	11,011	312,514
Unemployment	420	12,420
Unemployment Rate	3.7%	5.2%

* Labor Market Area is defined as Hickman, Dickson, Humphreys, Lewis, Maury, Montgomery, Perry and Williamson Counties in Tennessee.

2021 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	2.8%
Construction	13.2%
Manufacturing	16.8%
Wholesale Trade	1.5%
Retail Trade	9.7%
Transportation/Utilities	6.2%
Information	1.1%
Finance/Insurance/Real Estate	4.0%
Services	39.3%
Public Administration	5.4%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2020)

Number of Units	28
Ann. Avg. Employment	508
Ann. Avg. Weekly Wage	\$999

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2021
Amount	\$22,167

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2021
Amount	\$45,310

Source: ESRI

AVERAGE HOME SALES

Year	2020
Number of Homes Sold	232
Average Cost	\$168,318
2021 Median Home Value	\$140,755

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2020
Amount	\$159,259,416

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Limestone

Timber: Poplar and Oak

AGRICULTURAL

Crops: Soybean, Corn, Wheat, Hay and Tobacco

Livestock: Cattle

2022 COMMUNITY DATA PROFILE

UTILITIES

GAS

Local Distributor	Town of Centerville
Phone	931.729.4246
Website	www.townofcenterville.com/
Source Company	Tennessee Gas Pipeline Company
Fuel Oil Suppliers	1
Suppliers of LP Gas	1

WATER

Water Supplier	Town of Centerville
Phone	931.729.4246
Website	www.townofcenterville.com/
Source	Swan Creek
Capacity	1,500,000 GPD
Current Consumption	900,000 GPD
Storage Capacity	1,500,000 Gallons

WATER

Water Supplier	Bon Aqua Lyles Utility District
Phone	931.670.3957
Source	Piney River
Capacity	1,300,000 GPD
Current Consumption	900,000 GPD
Storage Capacity	1,300,000 Gallons

SEWER

Sewer Provider	Town of Centerville
Phone	931.729.4246
Website	www.townofcenterville.com/
Type of Treatment	Secondary
Capacity	1,500,000 GPD
Current Usage	700,000 GPD

City Sewer Coverage	75%
Storm Sewer Coverage	75%
Solid Waste Disposal Type	Landfill

ELECTRICITY

Source Company	Tennessee Valley Authority
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LOCAL POWER COMPANY (City)

Meriwether Lewis Electric Cooperative

Chief Exec. Officer	Keith Carnahan
District Address	P.O. Box 240 1625 Highway 100 Centerville, Tennessee 37033
Phone	931.729.3558
Emergency	800.482.6553
Fax	931.729.2267
Website	www.mlec.com

LOCAL POWER COMPANY (County)

Dickson Electric System

Manager	Darrell Gillespie
District Address	Post Office Box 627 236 Cowan Road Dickson, Tennessee 37056
Phone	615.446.9051
Fax	615.441.6372
Website	www.dicksonelectric.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

Firm	Product or Service	Total Employees	Union	Phone Number
Accurate Energetic Systems	Explosives	115	None	931.729.4207
Agrana Fruit US, Inc.	Fruit processing	99	None	931.729.7120
T. Rex Arms	Holster manufacturer	76	None	
Sole Supports (Lyles)	Customer orthotics	85	None	931.670.6111
Clark Container (Lyles)	Plastic packaging	48	None	931.670.4400
Farmers Friend	Farm implements	39	None	931.583.0397
Freeman Wood Products	Specialty pallets	35	None	931.729.5171
ECI Defense Group	Government distribution center	25	None	931.670.2175
Tubular Steel US	Steel tubing	33	None	931.729.2400
Fabrication Specialties Corp.	Skids & wood pallets	24	None	931.729.2283
CMS-Manufacturing	Food processing	60	None	931.996.4362
Lilja Corporation Industrial	Industrial furnace construction	40	None	931.996.4084

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle TN Industrial Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

Brenda Brock, Executive Director
 Hickman County Economic Dev. Assoc.
 109 N. Central Avenue
 Centerville, TN 37033
 Phone: 931.729.5953
 Cell: 931.944.1328
brenda@hickmantnecd.com
www.hickmantnecd.com



MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

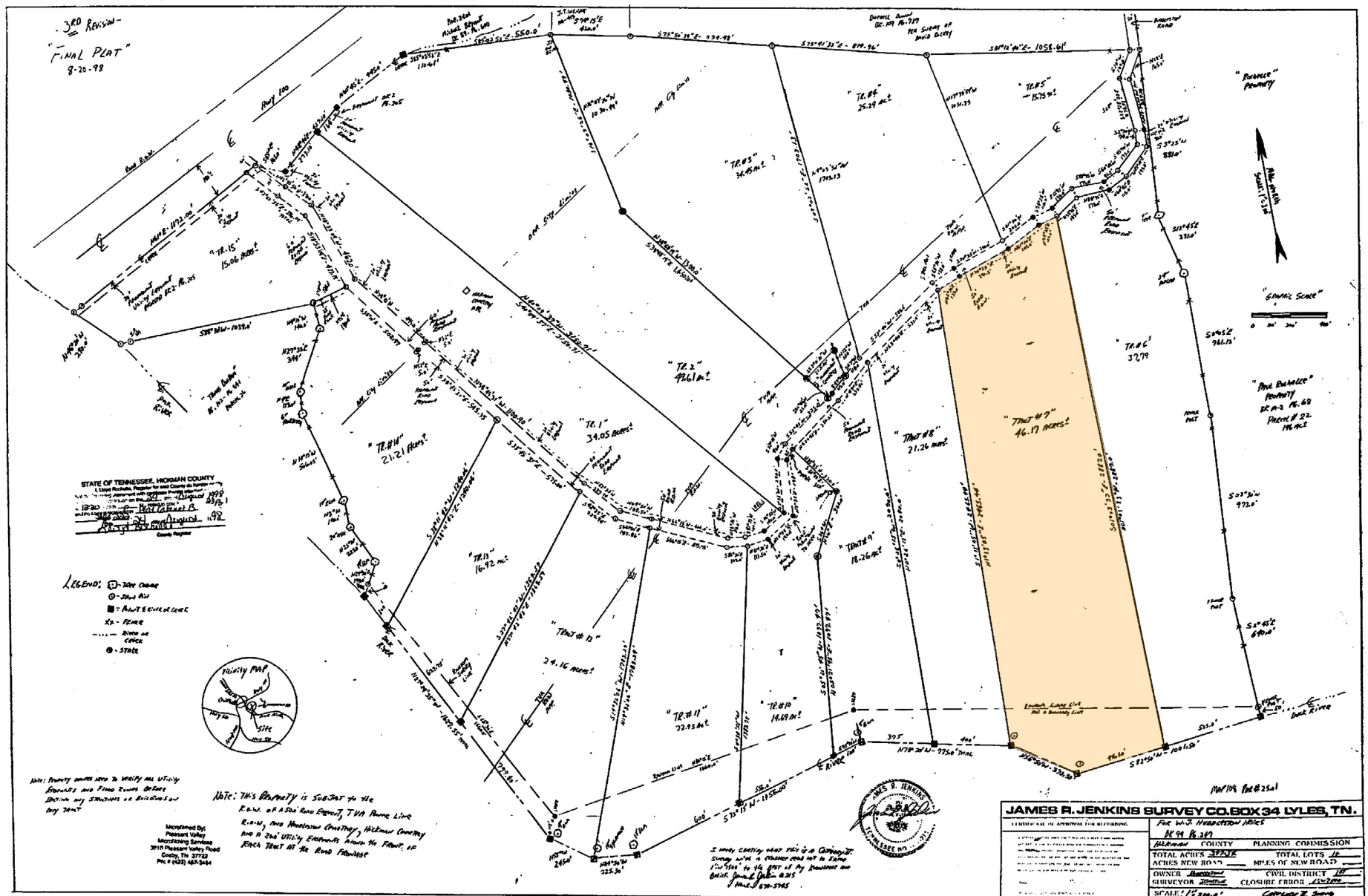
The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.

CENTERVILLE-HICKMAN COUNTY, TENNESSEE

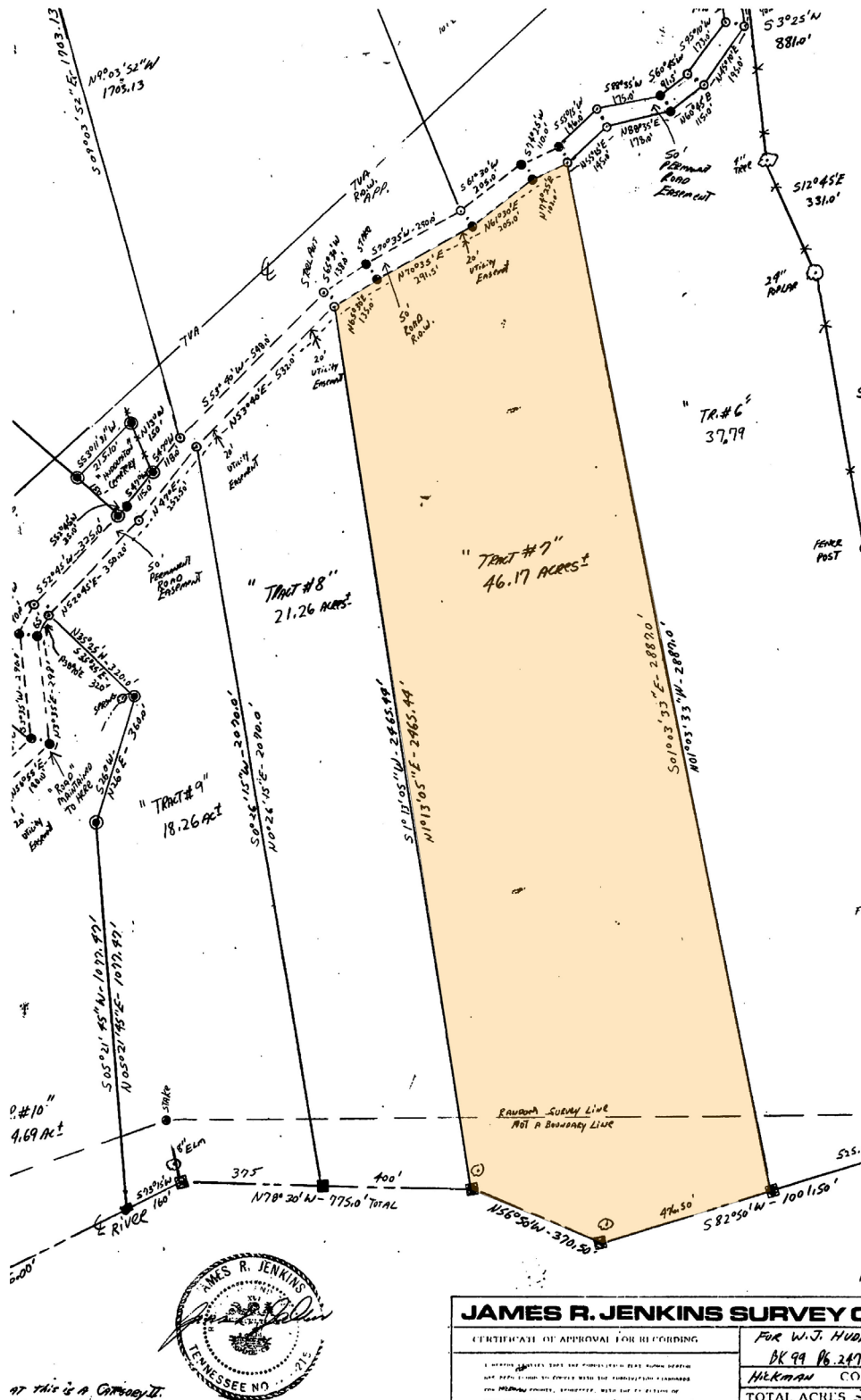
Updated March 2022



Final Plat



Final Plat Zoomed



Form of Agreement of Purchase and Sale



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on Nov 22, 2022

BETWEEN:

Edward M. Owens
110 Gib Broyles Road
Limestone, TN 37681
4234442752
owensbestk@hotmail.com
(the "Seller")

AND

[Purchaser.FirstName] [Purchaser.LastName]
[Purchaser.StreetAddress]
[Purchaser.City], [Purchaser.State] [Purchaser.PostalCode]
[Purchaser.Phone]
[Purchaser.Email]
(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 1. HIGH BID PRICE: \$[High Bid Price]
 2. 10% BUYER'S PREMIUM: \$[Buyer's Premium Amount]
 3. PURCHASE PRICE: \$[Purchase Price]
 4. The Purchase Price shall be paid as follows:
 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Dickson Title, LLC, 702 East College Street, Ste 200, 37055 Dickson, Tennessee, United States, 615-446-9996, lgabell@dicksontitle.com, Lisa Gabell, Contact. (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$[Deposit Amount]. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.



3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local time, on December 30, 2022. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.
3. POSSESSION: The Purchaser will receive possession at closing.
4. CLOSING COSTS:
 1. The Seller shall pay the following closing costs:
 1. Costs to search the title and prepare the title commitment;
 2. Costs to prepare the deed;
 3. 50% of the closing agent's cost to close the sale; and
 4. Any legal counsel retained by Owner in connection with the conveyance of the Property.
 2. The Purchaser shall pay the following costs:
 1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
 2. Any special endorsements to the title policy;
 3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
 4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
 5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
 6. 50% of the closing agent's cost to close the sale; and
 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year. Any and all greenbelt rollback taxes will be the responsibility of the Purchaser.
6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be

determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy.

7. TITLE: Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
 1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
8. CONDITION OF THE PROPERTY: The purchaser shall accept the Property in an "as-is" condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser's responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
9. BREACH OF CONTRACT BY SELLER: If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.
10. BREACH OF CONTRACT BY PURCHASER: If the Purchaser defaults in the

performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.

11. AUCTIONEER'S AGENCY DISCLOSURE: The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

12. OTHER:

1. Time: Time is of the essence hereof.
2. Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
3. Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
4. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
5. Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.
6. Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
7. Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.
8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the

Purchaser.

1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:
 1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
 2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

SELLER:

Edward M. Owens by Eddie Owens

PURCHASER:

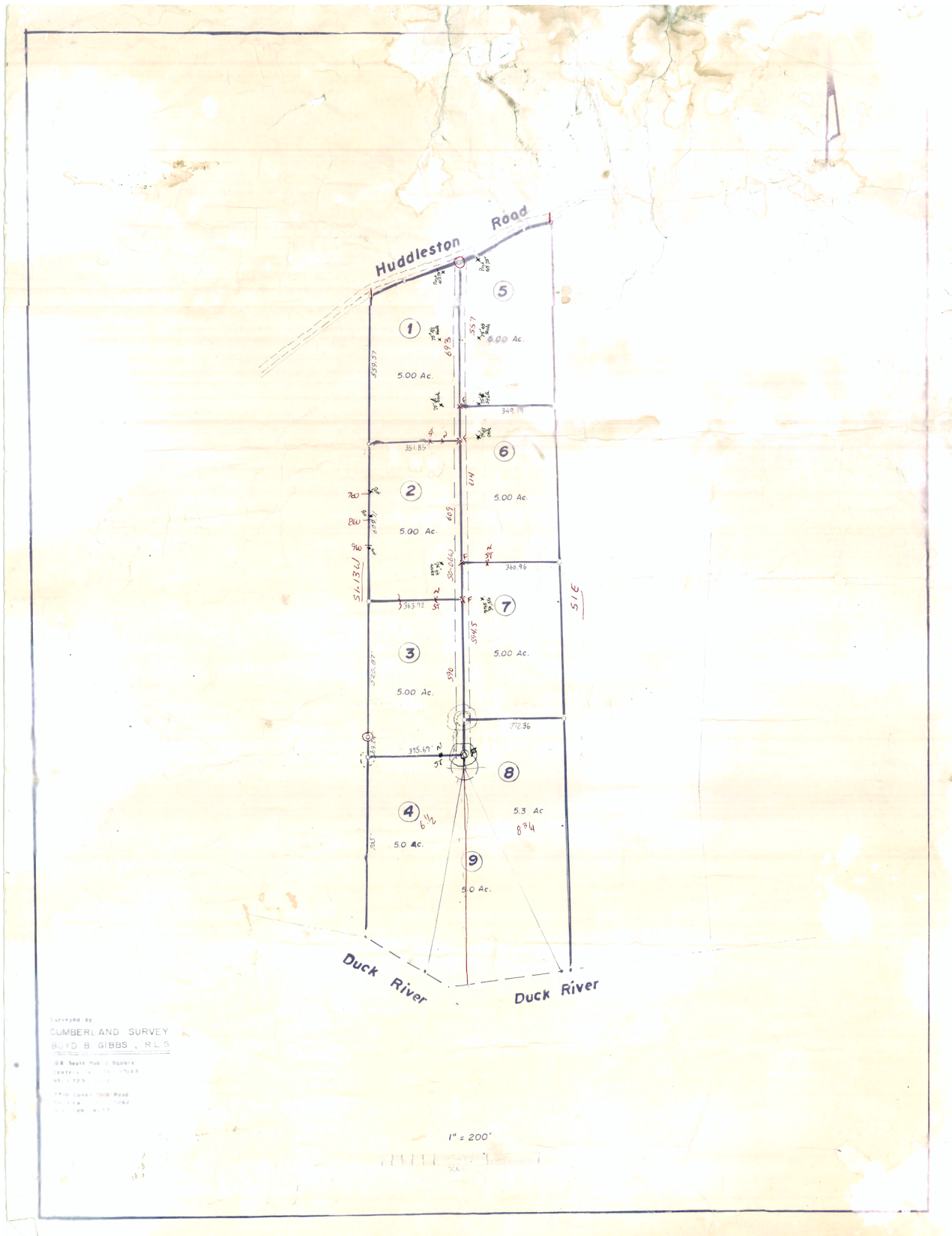
[Purchaser.FirstName] [Purchaser.LastName]

Exhibit A: Description of Property

Lying and being in the First Civil District of Hickman, State of Tennessee, and being Tract 7 of a Division of the W. J. Huddleston Property, as shown on plat of record in Plat Cabinet B, Slide 222 in the Register's Office of Hickman County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne E. Richey and wife Sue E. Richey by deed from Bill McWilliams, Helen Hudgins, Richard Canady, Frances Crothers Easley and Judy Elaine McWilliams, dated November 04, 1998 and of record in Book D124, Page 748, in the Register's Office of Hickman County, Tennessee. Also being the same property devised to Cheryl Richey Owens, Dianna Richey Meadows, and Jill Richey Rayburn and Suzann Richey Allen by the Last Will and Testament of Sue E. Richey, deceased. Said Will was filed for probate on June 10, 2019 in Laser 6-13-19, Page 4-30, in the Probate Court of Hickman County, Tennessee. Also being the same property conveyed to Richey Family, G.P. by deed from Richey Meadows, Jill Richey Rayburn, and Suzann Richey Allen Heirs of the Estate of Wayne E. and Sue E. Richey, dated December 30, 2020 and of record in Book 44, Page 7305, in the Register's Office of Hickman County, Tennessee.

Survey Showing Possible Subdivision of Subject Property



Tax Information



Monday, October 03, 2022

LOCATION

Property Address	Huddleston Rd TN
Subdivision	W J Huddleston
County	Hickman County, TN

PROPERTY SUMMARY

Property Type	Farm
Land Use	Farm
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	108 025.06 000
Special Int	000
Alternate Parcel ID	
Land Map	108
District/Ward	01
2010 Census Trct/Blk	9503.02/3
Assessor Roll Year	2021



CURRENT OWNER

Name	Richey Family Gp
Mailing Address	103 Hackberry Ln Nunnely, TN 37137-0600

SCHOOL ZONE INFORMATION

Centerville Elementary School	1.4 mi
Elementary: Pre K to 2	Distance
Centerville Intermediate School	1.6 mi
Elementary: 3 to 5	Distance
Hickman County Middle School	2.5 mi
Middle: 6 to 8	Distance
Hickman County Sr High School	2.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 09/21/2022

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/30/2020		Richey Family Gp			7	44/7305
1/29/2020		Richey Sue Evelyn Estate Rayburn Jill Richey			70	41/3979
1/29/2020		Richey Wayne Edward Estate Rayburn Jill Richey			68	41/3974
8/28/1998	\$38,090	Richey Wayne E Etux Sue E		Accepted Warranty Deed Sale		124/748
8/28/1998		McWilliams Bill Et Al			11	124/305
3/31/1998		McWilliams Bill Et Al			11	122/24
3/30/1998		McWilliams Bill Et Al			8	122/10
5/27/1992		Huddleston W J Et Ux			8	99/247
5/31/1969		Huddleston W J Et Ux Audrey May			8	6/197
11/21/1966					4	T002/404

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Information Deemed Reliable But Not Guaranteed.



Property Report for HUDDLESTON RD. cont.

10/8/1948

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J002/168

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$78,600	Assessed Land		Hickman County	2.8
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$78,600	Total Assessment	\$19,650		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$550.20	\$550.20
2019		\$556.13	\$556.13
2018		\$550.24	\$550.24
2017		\$550.42	\$550.42
2015		\$475.52	\$475.52
2014		\$475.52	\$475.52

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Farm	Lot Dimensions	
Block/Lot		Lot Square Feet	2,011,157
Latitude/Longitude	35.777485°/-87.443981°	Acreage	46.17

Type	Land Use	Units	Tax Assessor Value
Pasture		22.00	\$52,030
Woodland 2		24.17	\$26,587

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	None	District Trend	Static
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	W J Huddleston	Plat Book/Page	B/222
Block/Lot		District/Ward	01
Description	Tract 7		

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Property Report for HUDDLESTON RD. cont.

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0189D	08/04/2008
A	High		Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47081C0189D	08/04/2008
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0187D	08/04/2008



TITLE REPORT

FILE NO: 2022-1655

1. **EFFECTIVE DATE:** November 8, 2022, at 8:00 a.m.
2. **TITLE TO THE PROPERTY HEREIN DESCRIBED IS VESTED IN:** RICHEY FAMILY G.P.
3. **PROPERTY IS DESCRIBED AS FOLLOWS:**

Lying and being in the First Civil District of Hickman, State of Tennessee, and being Tract 7 of a Division of the W. J. Huddleston Property, as shown on plat of record in Plat Cabinet B, Slide 222 in the Register's Office of Hickman County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wayne E. Richey and wife Sue E. Richey by deed from Bill McWilliams, Helen Hudgins, Richard Canady, Frances Crothers Easley and Judy Elaine McWilliams, dated November 04, 1998 and of record in Book D124, Page 748, in the Register's Office of Hickman County, Tennessee. Also being the same property devised to Cheryl Richey Owens, Dianna Richey Meadows, and Jill Richey Rayburn and Suzann Richey Allen by the Last Will and Testament of Sue E. Richey, deceased. Said Will was filed for probate on June 10, 2019 in Laser 6-13-19, Page 4-30, in the Probate Court of Hickman County, Tennessee. Also being the same property conveyed to Richey Family, G.P. by deed from Richey Meadows, Jill Richey Rayburn, and Suzann Richey Allen Heirs of the Estate of Wayne E. and Sue E. Richey, dated December 30, 2020 and of record in Book 44, Page 7305, in the Register's Office of Hickman County, Tennessee.

4. **SUBJECT TO THE FOLLOWING:**

- a.
 1. Subject to the right-of-way of Huddleston Road.
 2. Title to any portion of said land lying in the bed or banks of any creeks, streams, branches or waterways crossing or abutting said land, the rights of upper and lower riparian owners to the free and unobstructed flow of the waters of said waterways, without diminution or pollution, and the consequence of any past or future change in the location of said waterways.

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TITLE REPORT, PAGE 2

3. All matters shown on plat of record in Cabinet B, Slide 222, in the Register's Office of Hickman County, Tennessee.
4. Subject to an easement in favor of Town of Centerville of record in Book 2, Page 205, in the Register's Office of Hickman County, Tennessee.

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46.17+/- Acres Near Centerville, TN



Lost Saints - I Lose Things (Official Music Video)