



McLEMORE
AUCTION COMPANY



7.95± Acre Building Lot in Cheatham County near Ashland City



(615) 517-7675



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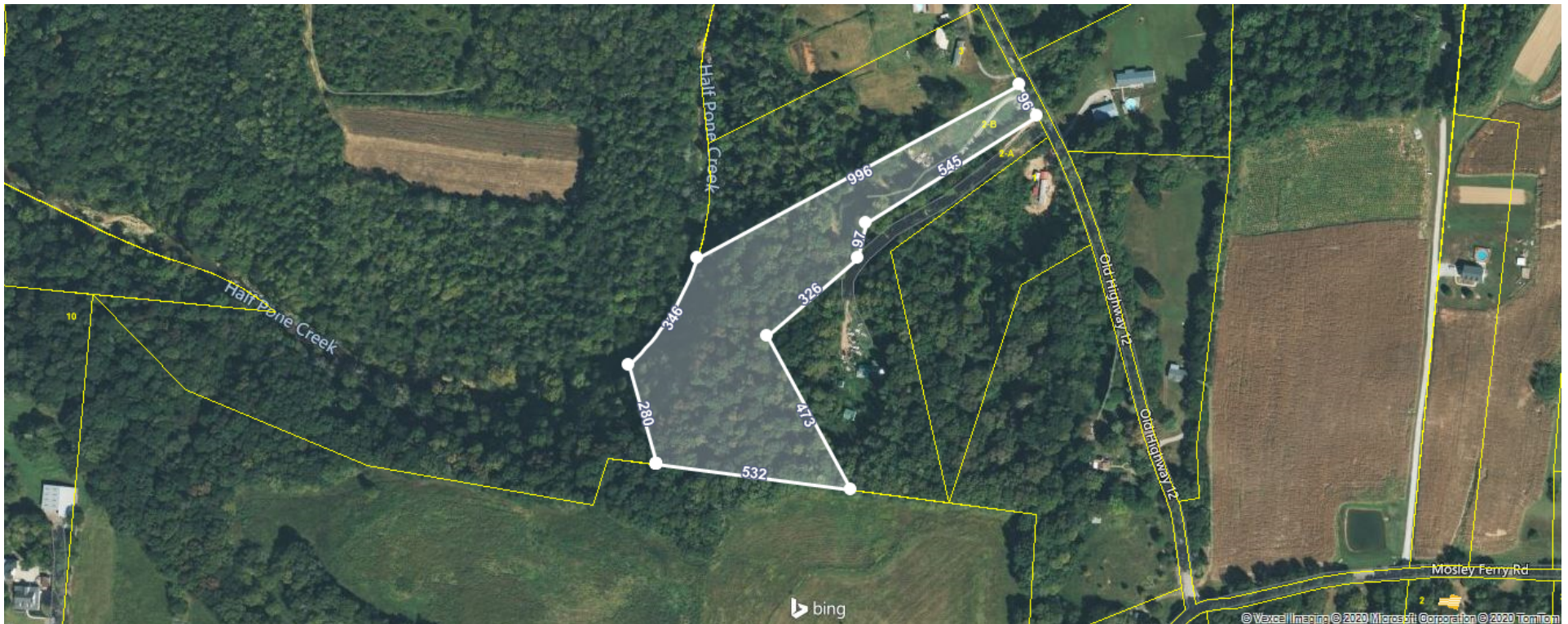
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Aerial Map



Tax Information



LOCATION

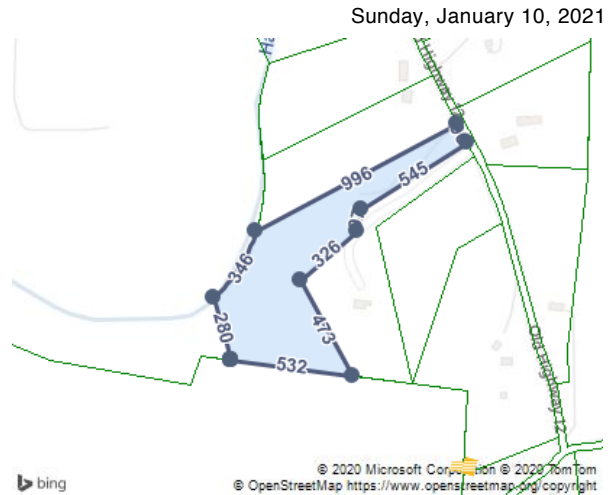
Property Address	673 Old Highway 12 Ashland City, TN 37015-6119
Subdivision	Carl Stewart Survey
County	Cheatham County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	016 005.04
Special Int	000
Alternate Parcel ID	
Land Map	016
District/Ward	15
2010 Census Trct/Blk	702.03/2
Assessor Roll Year	2019



CURRENT OWNER

Name	Thomas Troy Sean
Mailing Address	673 Old Highway 12 Ashland City, TN 37015

SALES HISTORY THROUGH 12/28/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/28/2019	\$55,350	Thomas Troy Sean	McDerman James	Warranty Deed		548/2654 197655
8/31/2018	\$34,000	McDerman James	Brown Ronald Jr Etux Pam	Warranty Deed		538/1099
2/2/2007	\$30,000	Brown Ronald Jr Etux Pam		Warranty Deed		234/438
1/22/2007	\$33,950	Puckett David Wayne		A		233/13
6/25/2001		Dixieland Company			4	539/777
3/21/1991	\$1	Melton Leonard		Quit Claim Deed	4	305/331

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$36,800	Assessed Land		Cheatham	2.4766
Appraised Improvements		Assessed Improvements		Henrietta Fire District	0.215
Total Tax Appraisal	\$36,800	Total Assessment	\$9,200		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2019		\$227.85	\$19.78	\$247.63

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Information Deemed Reliable But Not Guaranteed.



Property Report for 673 OLD HIGHWAY 12, cont.

2018	\$269.32	\$12.11	\$281.43
2017	\$253.72	\$12.11	\$265.82
2016	\$240.43	\$12.11	\$252.54
2015	\$266.89	\$13.84	\$280.73
2014	\$255.76	\$13.84	\$269.60
2012	\$255.76	\$13.99	\$269.75

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
08/31/2018	\$28,900	McDerman James W	Farmers Bank	538/1101 190324

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	Lot Dimensions
Block/Lot /2B	Lot Square Feet 346,301
Latitude/Longitude 36.377733°/-87.196951°	Acreage 7.95

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type Paved
Electric Source Public	Topography Rolling
Water Source Private	District Trend Stable
Sewer Source Individual	Special School District 1 2
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision Carl Stewart Survey	Plat Book/Page
Block/Lot /2B	District/Ward 15
Description Wb5 Pg399	

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.	47021C0050D	09/17/2010

Septic System Information



MCLEMORE
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TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION APPLICATION FOR GROUND WATER PROTECTION SERVICES

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMIS CODES V689 Code Supp/Code
<input type="checkbox"/> Septic System Construction Permit			
<input type="checkbox"/> Dwelling	2, 3, 4, 7, 8, 9	\$	78064 Yes
<input type="checkbox"/> Commercial: gpd	2, 3, 4, 7, 8, 9	\$	78064 Yes
<input type="checkbox"/> System Modification	2, 3, 4, 7, 8, 9	\$	78064 Yes
<input type="checkbox"/> Repair	2, 3, 4, 7, 8, 9	\$	78032
<input type="checkbox"/> Inspection Letter	2, 3, 5, 7, 8, 9	\$	78030
<input type="checkbox"/> Water Sample			
<input type="checkbox"/> Total Coliform	2, 3, 6, 7, 8, 9	\$	78036 Yes
<input type="checkbox"/> Fecal Coliform	2, 3, 6, 7, 8, 9	\$	78038 Yes
<input type="checkbox"/> Alternative System Permit*		\$	78068
<input type="checkbox"/> Large Conventional System Plan Review*		\$	78099
<input type="checkbox"/> Large Alternative System Plan Review*		\$	78099
<input type="checkbox"/> Experimental System Plan Review*		\$	78072
<input type="checkbox"/> Subdivision Evaluation: Lots: _____		\$	
<input type="checkbox"/> Soil Mapping: Type _____ Acres: _____		\$	Yes
<input type="checkbox"/> Installer Permit: Type(s) _____		\$	78026 Yes
<input type="checkbox"/> Pumper Permit*		\$	78028
<input type="checkbox"/> Plat Approval — Individual Lot		\$	78029
<input type="checkbox"/> Domestic Septage Disposal Site Permit		\$	78031

*Applicant may review these service requests with Environmental Specialist prior to processing application.

2. LANDOWNER:	APPLICANT	ORIGINAL OWNER
Names: <u>David Puckett</u>	Name: <u>David Puckett</u>	Name: _____
Address: <u>132 Joyce Lane</u>	Address: <u>132 Joyce Lane</u>	
<u>Ashland City, TN</u>	<u>Ashland City, TN</u>	
Day Phone: <u>792-5039</u>	Day Phone: <u>792-5039</u>	

3. LOCATION OF LOT OR SITE: a) In a subdivision? YES b) Name: Carl Stewart Lot # 2B
b) Non-Subdivision X Give specific directions and address to the lot or site: Hwy 12 N Left on Mosely Ferry Row old 12 on left

4. FOR SSDS PERMIT ONLY: a) Size of lot 7.953 b) Number of Bedrooms 2
c) How many occupants? _____ d) Excavated Basement? Yes _____ No ✓
e) Basement Plumbing Fixtures? Yes _____ No ✓
f) Amount of water used monthly (gallons) _____
g) Water Supply: Public ✓ Well _____ Spring _____
h) Is the lot staked? YES If not, date it will be staked: _____
Is the house staked? YES If not, date it will be staked: _____
i) Installer, if known: map 16 Parcel 5.

5. FOR INSPECTION LETTER ONLY: Will pick up _____ Please mail _____
a) Age of house _____ b) Is house vacant? _____ How long? _____
c) Original sewage system inspected by Health Department? _____
d) Date of previous repairs _____ Inspected _____
e) Is waste water "backing up" into plumbing fixtures? _____ Surfacing on the ground? _____
f) All waste water including washing machines routed into septic tank _____

6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring _____ Well _____
b) Is there an outside faucet? _____ c) Is the source chlorinated? _____
d) For Wells: Is the casing 6" above the ground? _____ Is a sanitary seal on the casing? _____

7. MAKE A ROUGH SKETCH ON BACK OF THIS PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reserve. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 9-2-97 SIGNATURE: [Signature] AMOUNT PAID: \$ 12500 RECEIPT NUMBER 11-001035

CHEATHAM CO. ENVIRONMENTAL OFFICE White: File
GROUNDWATER PROTECTION
100 PUBLIC SQUARE
ASHLAND CITY, TN. 37015

Canary: Owner

CN-0971 (Rev. 4-94)

RDAs 2321 and 2403



DEPARTMENT OF ENVIRONMENT AND CONSERVATION



DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

 Issued to: David Puckett
Owner, Developer, Contractor, Installer, Etc.

 Location: Old Hwy 12
Lot 2B Carl Stewart
SSD System for a 2BR

Type of system

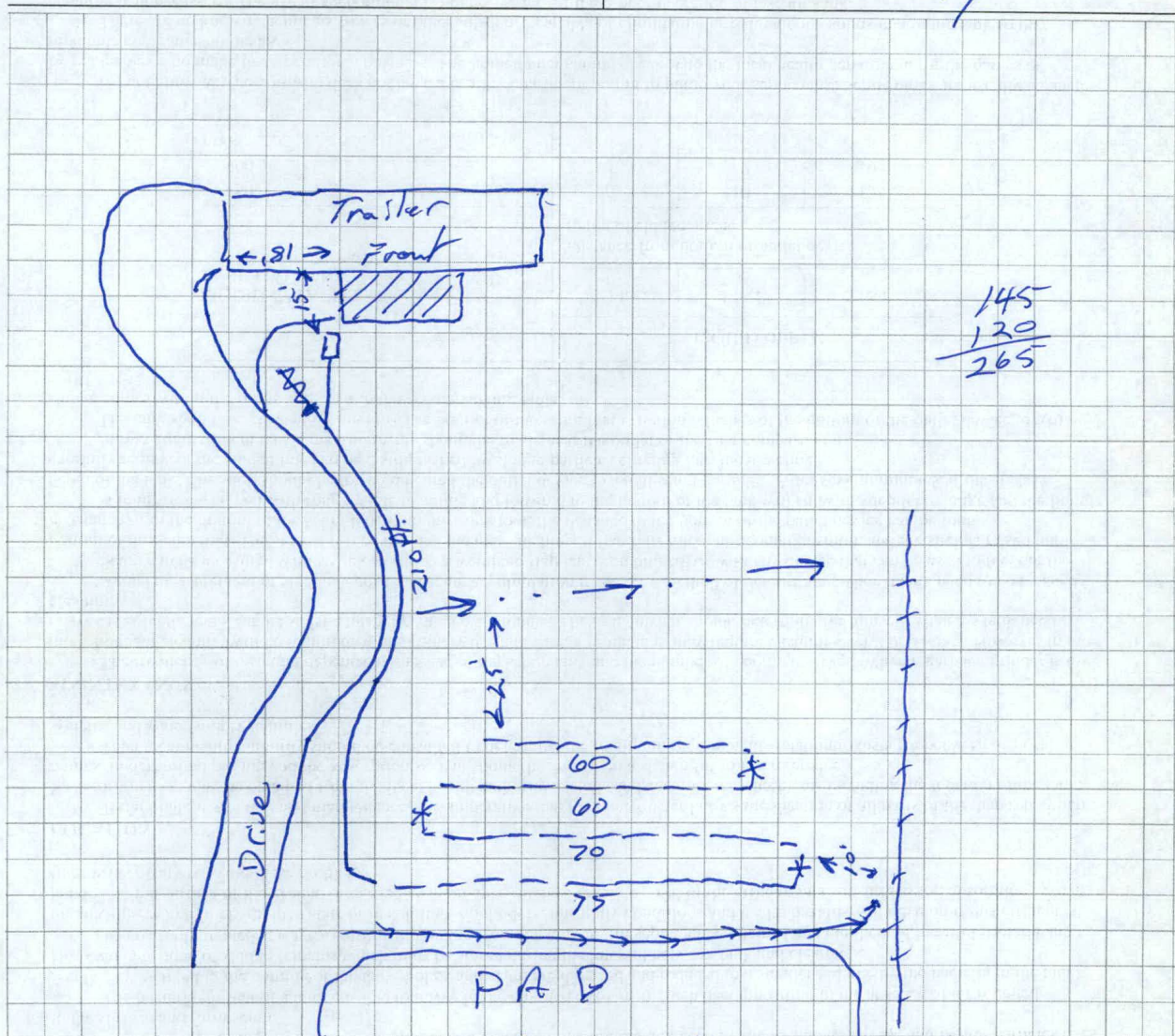
- ☐ 1. Conventional
☐ 2. Low Pressure Pipe
☐ 3. Mound
☐ 4. Lagoon
☒ 5. Large Diameter Gravelless Pipe

 (a) Sand backfill required Yes ☐ No ☒
☐ 6. Other

Chamber & Meade 1000 gal. Septic Tank
(type) (volume)

 Estimated Absorption Rate 60 (minutes per inch)

☒ New Installation ☐ Repair ☐ Other

 Installed by: Nathan Baker

 Construction Approved By: Phillips W. Waddy / Alca Kather 2/26/88
(Name and Title) (date)

CN-0872 (Rev. 4-93)

Original—File

Copy—Owner

RDA Pending

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION**

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: David Puckett
 Owner, Developer, Contractor, Installer, Etc.

Location: Old Hwy 12
Lot 2B Carl Stewart

Installation:
☒ 1. New Installation
☐ 2. Repair to Existing System

Establishment:
☒ 1. Residential: # Bedrooms 3 2 BR

☐ 2. Other: _____
 (specify)

Gal/Day _____

Evaluation Based Upon:

- ☐ 1. Soil typing by Soil Scientist
☐ a. General
☐ b. High Intensity
☐ c. Extra High Intensity
☐ 2. Soil Percolation Test
☒ 3. Environmental Specialist
 Estimated Absorption Rate: 60 MPI

Type of System:

- ☒ 1. Conventional
☐ 2. Low Pressure Pipe
☐ 3. Mound
☐ 4. Lagoon
☒ 5. Large Diameter Graveless Pipe 10"
☐ a. Sand backfill required
☐ 6. Other

Approval based upon:

Statute No. T.C.A. 68-221-403

- ☐ (c) Percolation test
☐ (d) Grandfather clause. Current standards except those specified
☐ (f) 12" (karst) and 6" (non-karst) buffer required
☐ (i) 9" buffer required (24"-36" total soil depth)
☐ (k) Grandfather clause — meets June 30, 1990 standards (repair only)
☐ Other _____

This system shall consist of a two compartment septic tank holding 330 220 gallons, with 1000 linear feet in _____ trenches, 18-24 inches wide and 24-30 inches deep. (Depth of gravel: _____ inches) — LDGP

Also required:

- ☒ 1. Soil Improvement Practice (SIP)
☐ 2. Flow Diversion Valve
☐ 3. Sewage Pump
☐ 4. Other: Diversion Ditch

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. **Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.**

David Puckett
 (Signature of Recipient)

Date _____

Issued at Ashtland City

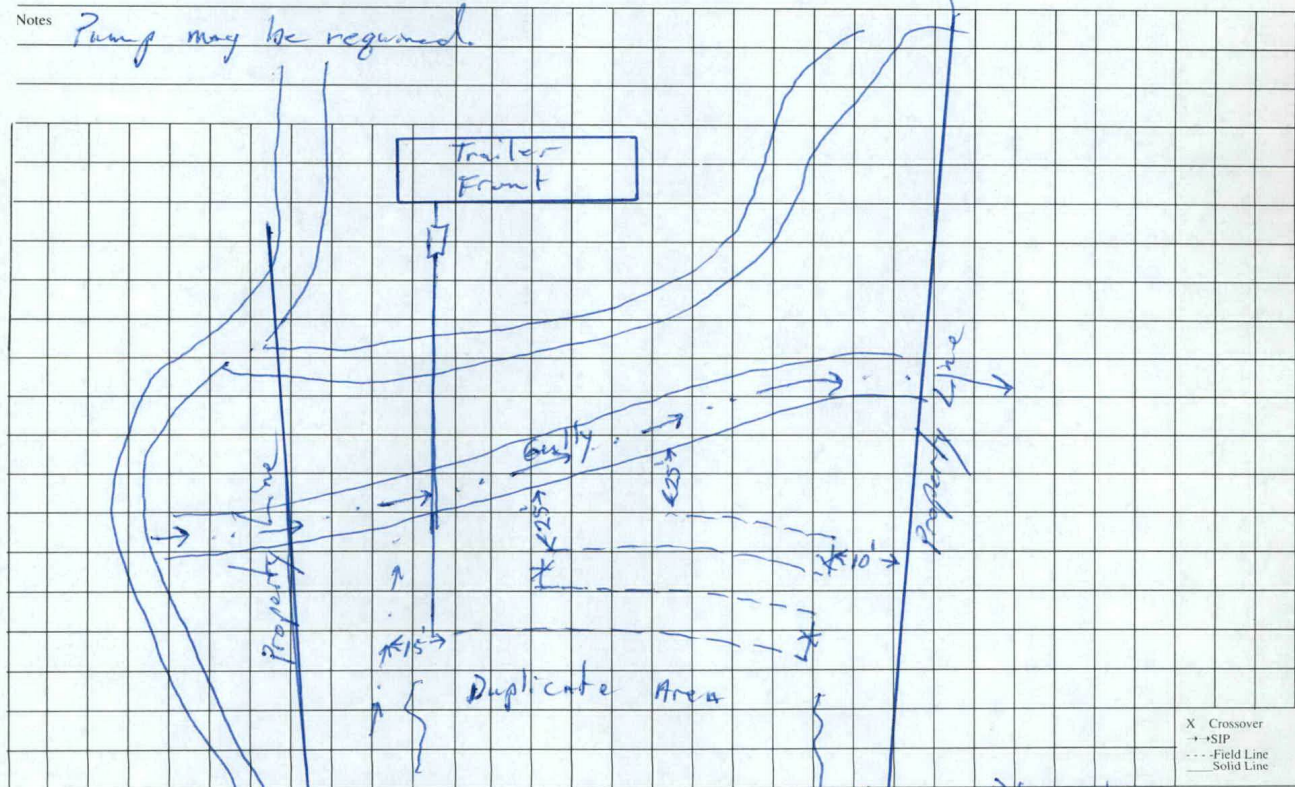
Tennessee, in Cheatham County

By Phillips Winkley BS III
 (Name and Title)

Date 9/3/97
 (Date of Issue)

This permit is valid for 3 years from date of issue.

Notes Pump may be required.



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.



CN-0762 (Rev. 12/93)

Original—File Copy—Owner

Cut Area

RDA 2403



