

301 Highway 138 - \$695,000

Denmark, TN 38391

Madison Co, TN Tax Map 095, Parcel 027.07

Dee Ann Ketcherside Residence

Lot Size: 6.53 Surveyed Acres (Fronts on Hwy 138 & Dickerson Lane)

Main Dwelling

Age: 16 Years (Totally rebuilt after 2008 tornado)

Stories: 1 - 1/2 Stories

SF (per plans): 4449 Heated SF, 466 SF Porches, 631 SF Garage, 7623 Total SF Under Roof of All Buildings

HVAC: 3 Units, propane gas heat (JEA)/ electric AC, + 20 KW Generac Generator

Downstairs: Entry, Living Rm w/gas log FP, Dining Rm, Den, Office, Eat-N-Kitchen, Sun Porch, Butlers Pantry, Laundry Rm, 3 Bedrms, 3 Full Baths (1 Bedrm has gas log FP)

Upstairs: 4th Bedrm, 4th full bath, large attic

Taxes: \$2,481/Year (Madison Co Taxes Only)

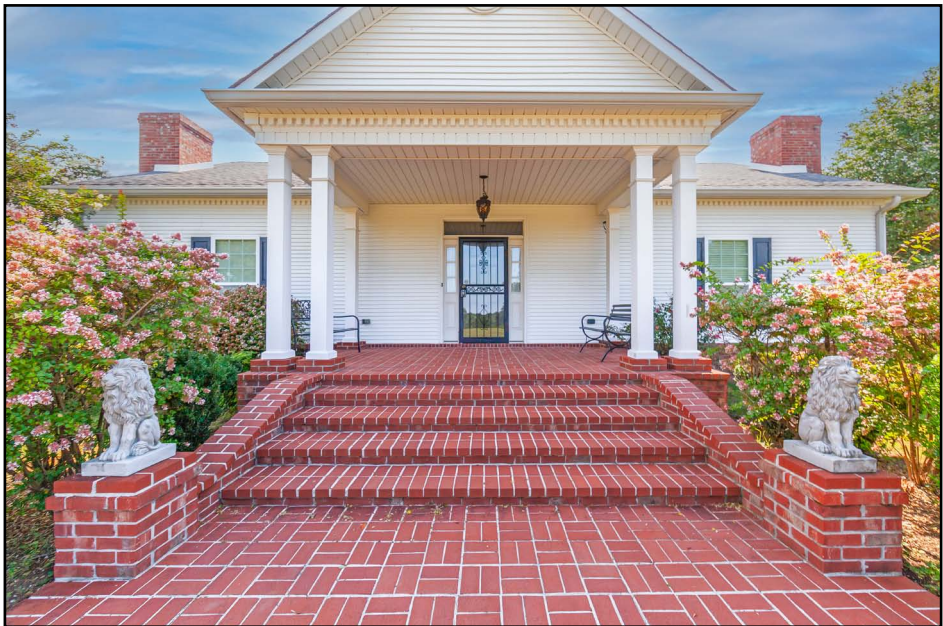
Features: Circle Driveway, 9 Ft smooth ceilings, 2 Fireplaces, very large spacious rooms, heavy crown and moldings throughout, hardwood throughout except baths and 3 bedrooms

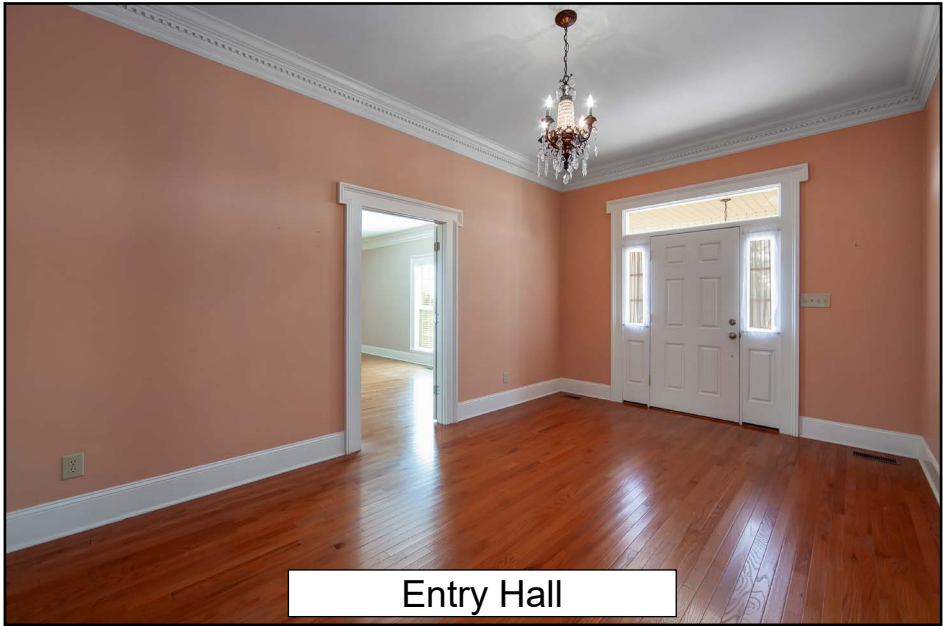
Outbuildings

44' x 42' Barn with two 8Ft electric operated doors + permanent stair to fully floored attic

Small outbuilding (used by owner for loading amunition)







Entry Hall



Living Rm



Dining Rm



Kitchen 1



Kitchen 2



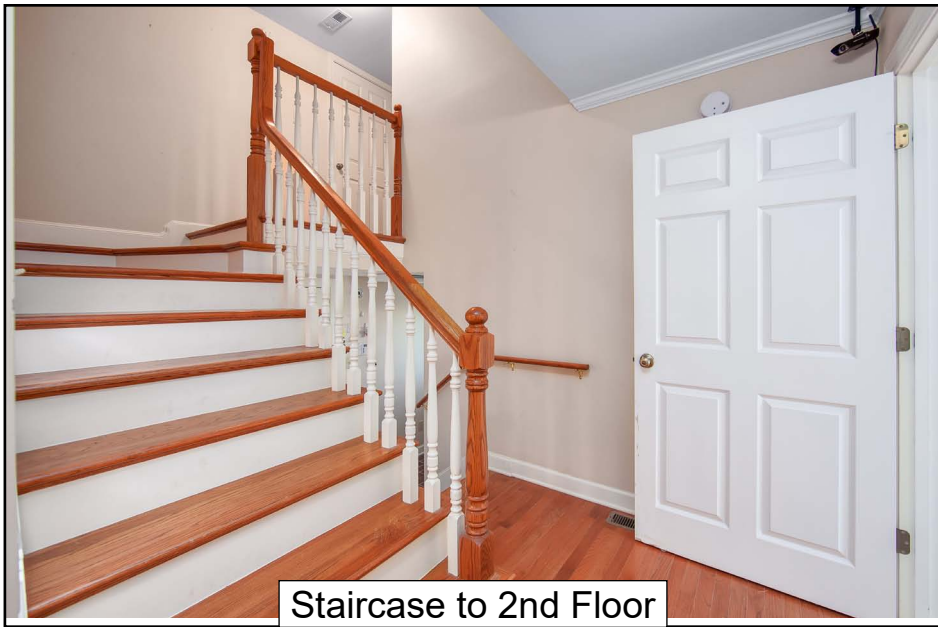
Butlers Pantry



Den



Breakfast Rm



Staircase to 2nd Floor



Front Bedrm w/FP



Bath #1, connects to Front Bedrm



Laundry Rm



Her Bath (#2)



Upstairs Bedrm (#4)



Upstairs Bath (#4)



42' x 44' Workshop/Barn
w/Fully Floored Attic



Center Bay of Shop



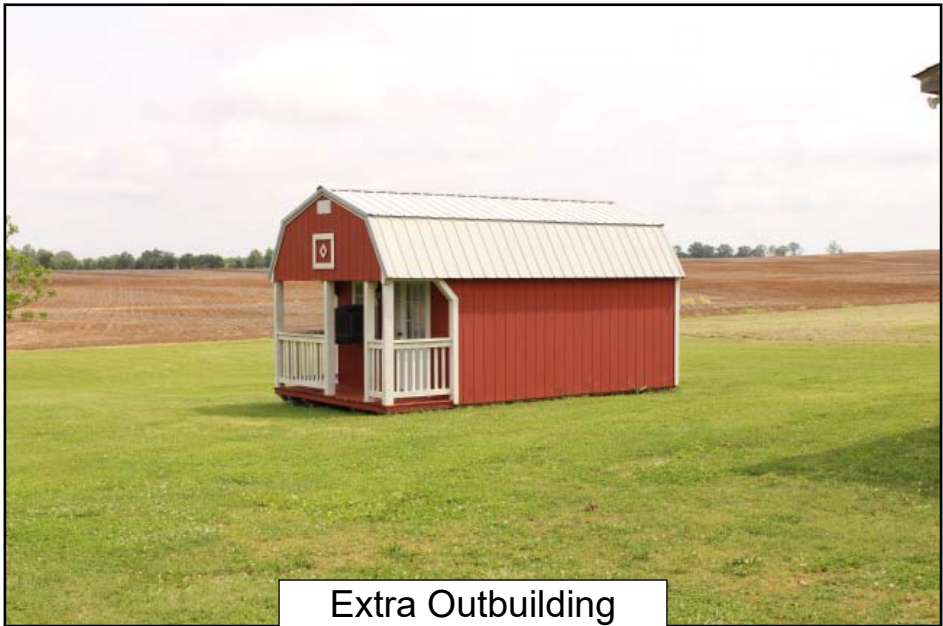
Right Bay of Shop



Left Bay of Shop

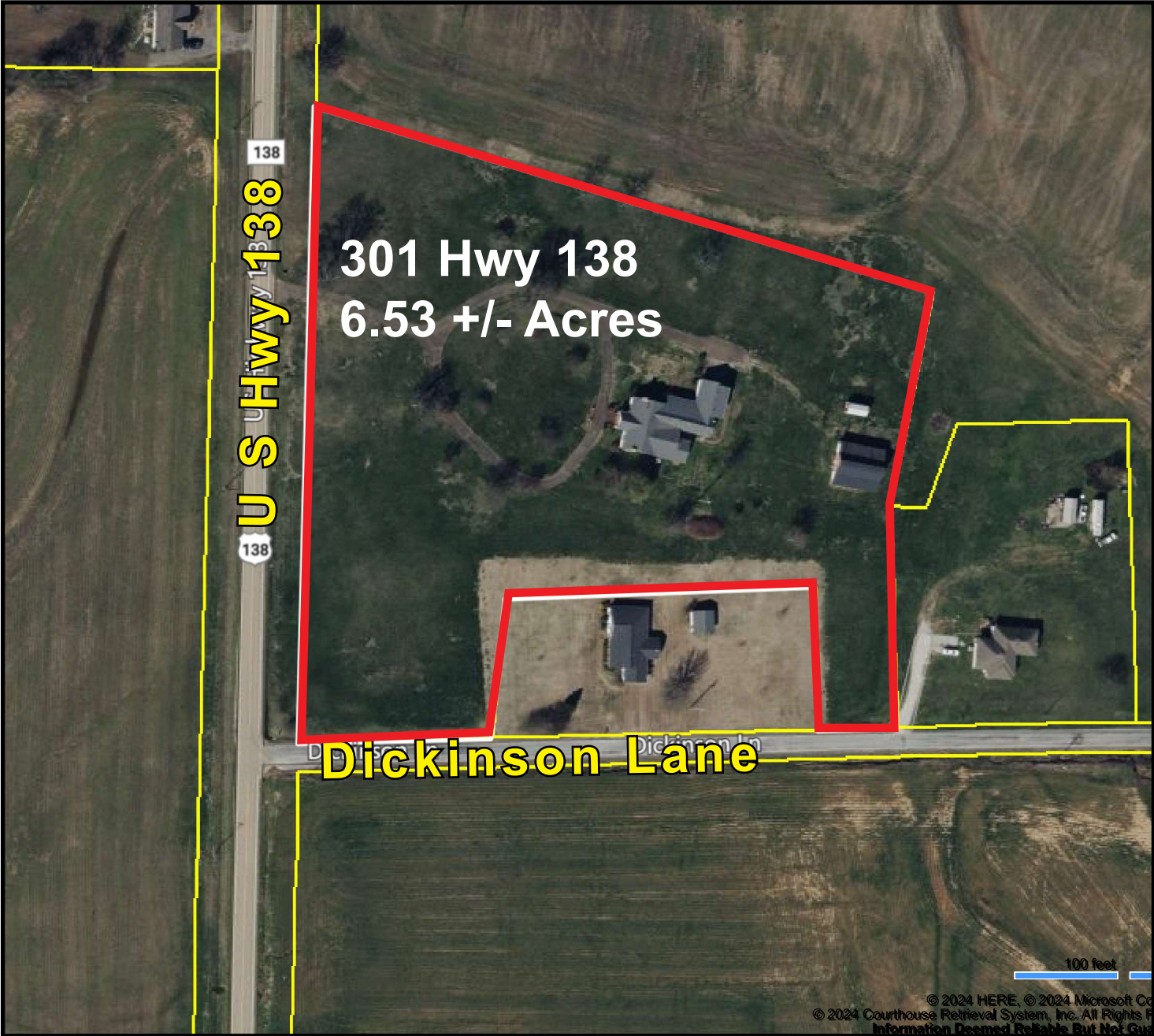


Shop Fully Floored Attic
with permanent stair



Extra Outbuilding

CRS AERIAL PHOTO
301 Highway 138
Madison Co, TN Tax Map 095, Parcel 027.07



U S Hwy 138

301 Hwy 138
6.53 +/- Acres

Dickinson Lane

100 feet

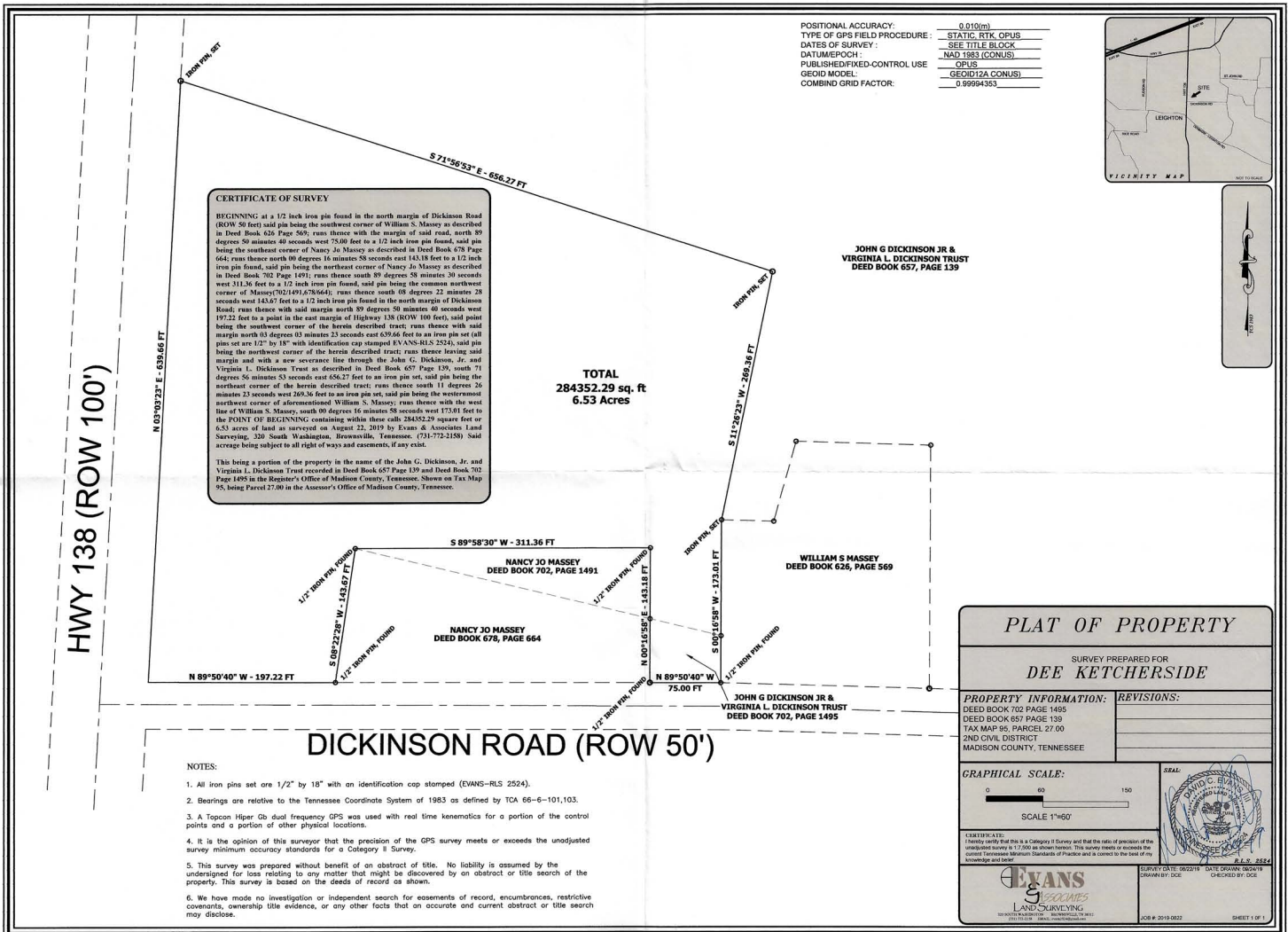
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Boundary Survey For

Dee Ann Ketcherside
Map 095, Parcel 027.07
Madison Co, TN

Survey By

Evans & Associates
Brownsville, TN
Date of Survey: 9/24/2019
Total Acreage: 6.53 Acres



CERTIFICATE OF SURVEY

BEGINNING at a 1/2 inch iron pin found in the north margin of Dickinson Road (ROW 50 feet) said pin being the southwest corner of William S. Massey as described in Deed Book 526 Page 569; runs thence with the margin of said road, north 89 degrees 50 minutes 40 seconds west 75.00 feet to a 1/2 inch iron pin found, said pin being the southeast corner of Nancy Jo Massey as described in Deed Book 678 Page 664; runs thence north 09 degrees 16 minutes 58 seconds east 143.18 feet to a 1/2 inch iron pin found, said pin being the northeast corner of Nancy Jo Massey as described in Deed Book 702 Page 1491; runs thence south 89 degrees 58 minutes 20 seconds west 311.36 feet to a 1/2 inch iron pin found, said pin being the common northwest corner of Massey (921491.78664); runs thence south 08 degrees 22 minutes 28 seconds west 143.67 feet to a 1/2 inch iron pin found in the north margin of Dickinson Road; runs thence with said margin north 89 degrees 50 minutes 40 seconds west 197.22 feet to a point in the east margin of Highway 138 (ROW 100 feet), said point being the southwest corner of the herein described tract; runs thence with said margin north 03 degrees 03 minutes 23 seconds east 639.66 feet to an iron pin set (all pins set are 1/2" by 18" with identification cap stamped EVANS-RLS 2524), said pin being the northwest corner of the herein described tract; runs thence leaving said margin and with a new over-see line through the John G. Dickinson, Jr. and Virginia L. Dickinson Trust as described in Deed Book 657 Page 139, south 71 degrees 56 minutes 53 seconds east 656.27 feet to an iron pin set, said pin being the northeast corner of the herein described tract; runs thence north 11 degrees 26 minutes 23 seconds west 269.36 feet to an iron pin set, said pin being the westernmost northwest corner of aforementioned William S. Massey; runs thence with the west line of William S. Massey, south 09 degrees 16 minutes 58 seconds west 173.01 feet to the POINT OF BEGINNING containing within these calls 284352.29 square feet or 6.53 acres of land as surveyed on August 22, 2019 by Evans & Associates Land Surveying, 320 South Washington, Brownsville, Tennessee. (731-772-2158) Said acreage being subject to all right-of-ways and easements, if any exist.

This being a portion of the property in the name of the John G. Dickinson, Jr. and Virginia L. Dickinson Trust recorded in Deed Book 657 Page 139 and Deed Book 702 Page 1491 in the Register's Office of Madison County, Tennessee. Shown on Tax Map 95, being Parcel 027.07 in the Assessor's Office of Madison County, Tennessee.

POSITIONAL ACCURACY: 0.010(m)
 TYPE OF GPS FIELD PROCEDURE: STATIC, RTK, OPUS
 DATES OF SURVEY: SEE TITLE BLOCK
 DATUM/EPOCH: NAD 1983 (CONUS)
 PUBLISHED/FIXED-CONTROL USE: OPUS
 GEOID MODEL: GEOID12A (CONUS)
 COMBID GRID FACTOR: 0.99994383



TOTAL
284352.29 sq. ft
6.53 Acres

JOHN G DICKINSON JR & VIRGINIA L DICKINSON TRUST
 DEED BOOK 657, PAGE 139

NANCY JO MASSEY
 DEED BOOK 702, PAGE 1491

NANCY JO MASSEY
 DEED BOOK 678, PAGE 664

WILLIAM S MASSEY
 DEED BOOK 626, PAGE 569

JOHN G DICKINSON JR & VIRGINIA L DICKINSON TRUST
 DEED BOOK 702, PAGE 1495

PLAT OF PROPERTY

SURVEY PREPARED FOR
DEE KETCHERSIDE

PROPERTY INFORMATION:	REVISIONS:
DEED BOOK 702 PAGE 1495 DEED BOOK 657 PAGE 139 TAX MAP 95, PARCEL 027.07 2ND CIVIL DISTRICT MADISON COUNTY, TENNESSEE	

GRAPHICAL SCALE:
 0 60 120
 SCALE 1"=60'

CERTIFICATION:
 I hereby certify that this is a Category II Survey and that the ratio of precision of the unadjusted survey is 1:17,000 as shown herein. This survey meets or exceeds the latest Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

SEAL
 DAVID C. EVANS
 LAND SURVEYING
 1100 S. 10th St., Brownsville, TN 37027
 (731) 772-2158

SURVEY DATE: 09/24/19 DATE DRAWN: 09/24/19
 DRAWN BY: DCE CHECKED BY: DCE
 JOB #: 20191022 SHEET # 1 OF 1

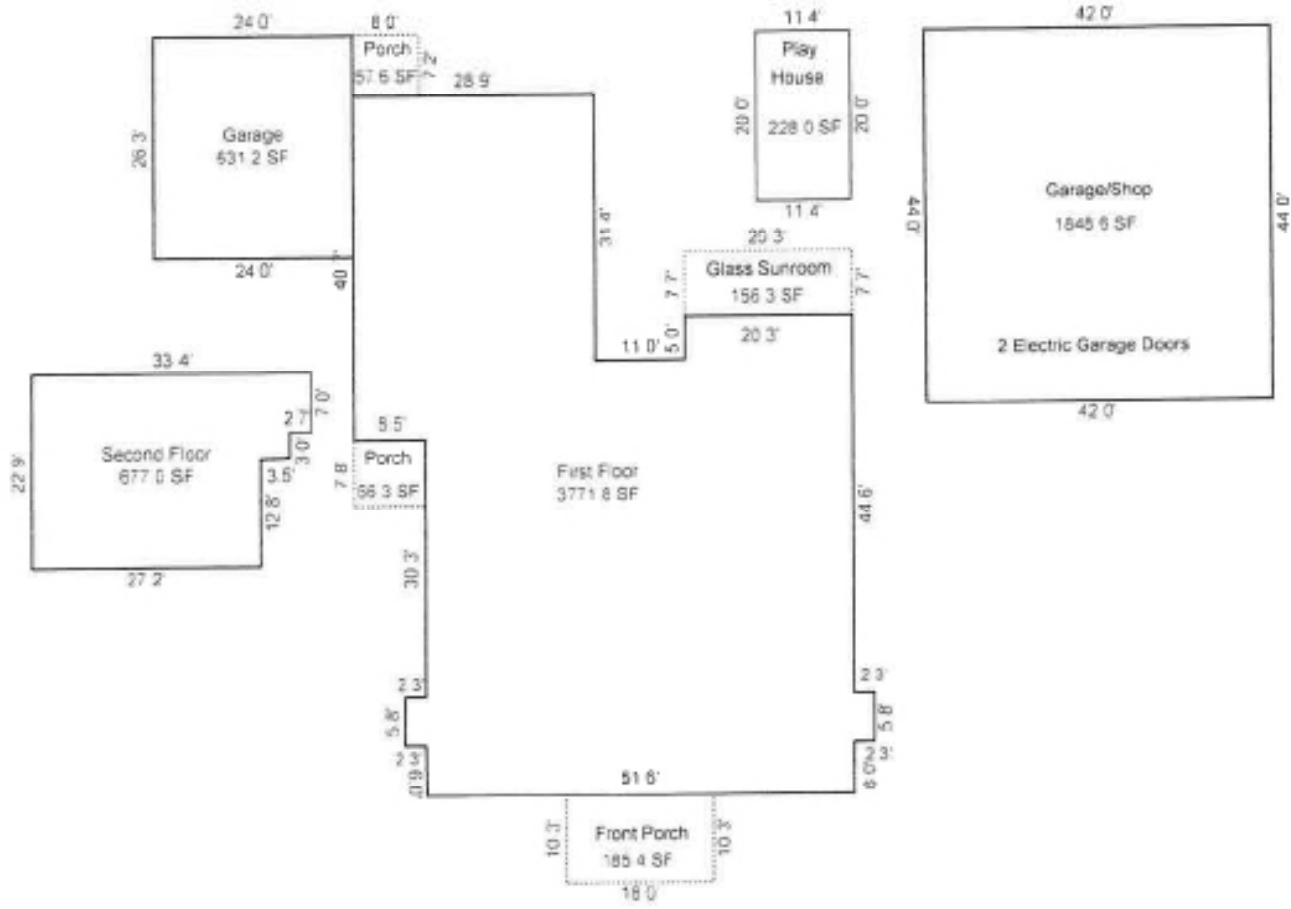
- NOTES:**
- All iron pins set are 1/2" by 18" with an identification cap stamped (EVANS-RLS 2524).
 - Bearings are relative to the Tennessee Coordinate System of 1983 as defined by TCA 66-6-101.103.
 - A Topcon Hiper Gb dual frequency GPS was used with real time kinematics for a portion of the control points and a portion of other physical locations.
 - It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category II Survey.
 - This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. This survey is based on the deeds of record as shown.
 - We have made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Hwy 138, 301 Parcel No.:
 Property Address: 301 Hwy 138
 City: Denmark County: Madison State: TN ZipCode: 38391
 Owner:
 Client:
 Appraiser Name: Lee Godfrey Client Address:
 Inspection Date: 08/13/2024

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	3771.8	305.1	3771.8
GLA2	Second Floor	1.0	677.0	112.5	677.0
GAR	Garage	1.0	631.2	100.6	2479.8
	Garage	1.0	1848.6	172.0	
OTH	Storage	1.0	228.0	62.8	228.0
P/P	Porch	1.0	57.6	30.4	465.6
	Porch	1.0	156.3	56.0	
	Porch	1.0	66.3	32.6	
	Porch	1.0	185.4	56.6	

COMMENT TABLE 1

4449 SF Living Area
 466 SF Porches
 631 SF Garage
 228 SF Play House
 1849 SF Shop
 7823 SF Total Area Under Roof Including All Buildings

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE (rounded) 4,449