



SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 117 Cooper Road, Tallassee, TN 37878

PROPERTY ADDRESS

2 The owner of this residential property discloses the following:

3 ☐ According to the subsurface sewage disposal system permit issued for this property, this property is permitted for _____
4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and
5 is attached to this disclosure.

6 ☒ I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the
7 appropriate governmental permitting authority. However, I/we were informed that

8 ☒ The file could not be located.

9 OR

10 ☐ A permit was not issued for this property.

11 As a result, I/we do not have any knowledge as to the number of bedrooms for which this property has been permitted.

12 **NOTE:** There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been done
15 on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information and
16 if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy:

20 The party(ies) below have signed and acknowledge receipt of a copy.

<div style="border: 1px solid black; height: 30px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">BUYER</div>	<div style="border: 1px solid black; height: 30px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; padding: 2px;">BUYER</div>
<div style="border: 1px solid black; padding: 2px;">Date</div>	<div style="border: 1px solid black; padding: 2px;">Date</div>

25 The party(ies) below have signed and acknowledge receipt of a copy.

<div style="border: 1px solid black; height: 30px; margin-bottom: 5px; text-align: center;"> </div> <div style="border: 1px solid black; padding: 2px;">SELLER</div>	<div style="border: 1px solid black; height: 30px; margin-bottom: 5px; text-align: center;"> </div> <div style="border: 1px solid black; padding: 2px;">SELLER</div>
<div style="border: 1px solid black; padding: 2px;">Date</div>	<div style="border: 1px solid black; padding: 2px;">Date</div>

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RF208 – Subsurface Sewage Disposal System Permit Disclosure, Page 1 of 1

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TRANSACTIONS



Blount County Development Services
 1221 McArthur Rd
 Maryville, Tennessee 37804
 (865)681-9301 – Office / (865)681-9502 – Fax
 development@blounttn.org

INFORMATION REQUEST FORM

ALL INFORMATION REQUESTED BELOW MUST BE COMPLETE TO PROCESS REQUEST

- 1) Subdivision/Property Name: NA Huffman Prop Lot #: 2
 - 2) Street Address: 117 Cooper Rd Tallassee TN 37878
 - 3) Date SSDS was installed: Home built 1998 ✓
 - 4) Whose name was the original SSDS permit issued to?: Tonyt Anna Cusano
First Name Last Name
 - 5) Has the street name ever been changed? If so, previous name: NA ✓
 - 6) Additional information requested: Previous owners (Cusano, Sparks, Baker)
- Agent Name: Laura Bailey – Current Property Owner: Phillip + Janet Reber
 Company: The Bailey Group Phone: (865) 947-9000 Fax: (865) 947-3005
 Date: 1-23-23 Email Address: laura@knoxvillerealty.com
- *****

To be completed by the Blount County Environmental Health Department

- SSDS Approval on file (Date SSDS approved: _____ / # bedrooms _____)
 (Approval attached)
- ✓ Information requested was unable to be located based on the information provided.
- Information was located on said property – contact the Environmental Specialist for this
 information. Please contact _____ between 8am – 9am.

Comments: _____

Since no site visit has been made in regard to this request no comment or warranty about the current condition or future performance of the SSDS is given. This is not an inspection letter and is not to be used for loan closings. Blount County Environmental Health Department does not make any representation about whether unauthorized modifications have been made to either the SSDS or the original structure. This document only reflects what the Blount County Environmental Health Department records show about the number of bedrooms authorized in the subsurface sewage disposal system permit based on the information provided above.

Research conducted by: _____

Signature

Title

Date: 24 Jan 2023

**PLEASE ALLOW A MINIMUM OF SEVEN (7) BUSINESS
 DAYS TO PROCESS YOUR REQUEST**

117 Cooper Rd

Smoky Mountain National Park

GSMNP Townsend Wye.	30min	22 miles
Cades Cove Picnic Area.	45 min	30 miles
Look Rock- Camping, Picnic, Tower	7 min	3 miles
Abrams Creek- Camping, Hiking	7 min	1.5 miles
Sugarlands Visitor Center	1 hr	38 miles

Motorcycle / Scenery

US 129 Tail of the Dragon	10 min	8 miles
Deals Gap	38 min	21 miles
Cherohala Highway	1 hr.	47 miles
Maryville City Limit	15 min	10 miles
Downtown Knoxville	50 min	42 miles
Pigeon Forge	1 hr	38 miles

1/24/23, 2:59 PM

CRS Data - Property Map for 117 Cooper Rd



Map for Parcel Address: 117 Cooper Rd Tallassee TN 37878-2133 Parcel ID: 125 020.01



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CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose licensee's agency status in a real estate transaction to any buyer or seller who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this transaction:

The real estate transaction involving the property located at:
117 Cooper Road, Tallassee, TN 37878

PROPERTY ADDRESS

SELLER NAME: Phillip Reber and Janet Reber	BUYER NAME:
LICENSEE NAME: Laura Bailey	LICENSEE NAME:
in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).	<input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party).
<input type="checkbox"/> Seller is Unrepresented.	<input type="checkbox"/> Buyer is Unrepresented.
<input type="checkbox"/> Agent for the Seller.	<input type="checkbox"/> Agent for the Buyer.
<input checked="" type="checkbox"/> Designated Agent for the Seller.	<input type="checkbox"/> Designated Agent for the Buyer.
<input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.	<input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution of that listing agreement. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.

By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code of Ethics and Standards of Practice.

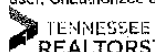
	1-23-23		
Seller Signature	Date	Buyer Signature	Date
Seller Signature	Date	Buyer Signature	Date
Listing Licensee	Date	Selling Licensee	Date

The Bailey Group- Realty Executives
Listing Company

Selling Company

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Version 01/01/2023

TRANSACTIONS



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 117 Cooper Road CITY Tallassee

2 SELLER'S NAME(S) Phillip Reber and Janet Reber PROPERTY AGE _____

3 DATE SELLER ACQUIRED THE PROPERTY _____ DO YOU OCCUPY THE PROPERTY? _____

4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____

5 (Check the one that applies) The property is a ☒ site-built home ☐ non-site-built home

6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units
 7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
 8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
 9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
 10 rights and obligations under the Act. A complete copy of the Act may be found at <http://www.lexisnexis.com/hottopics/tncode/>
 11 (See Tenn. Code Ann. § 66-5-201, et seq.)

12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the
 13 best of the seller's knowledge as of the Disclosure date.

14 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.

15 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
 16 occurred since the time of the initial Disclosure, or certify that there are no changes.

17 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information
 18 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
 19 5-204).

20 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.

21 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
 22 agreed to in the purchase contract.

23 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.

24 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
 25 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
 26 had no effect on the physical structure of the property.

27 9. Sellers may provide an "as is," "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
 28 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
 29 (See Tenn. Code Ann. § 66-5-202).

30 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
 31 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
 32 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).

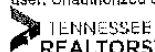
33 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
 34 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
 35 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.

36 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
 37 not required to repair any such items.

38 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
 39 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).

40 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
 41 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.

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15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage disposal system permit.

17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has ever been moved from an existing foundation to another foundation.

The Buyers and Sellers involved in the current or prospective real estate transaction for the property listed above acknowledge that they were informed of their rights and obligations regarding Residential Property Disclosures, and that this information was provided by the real estate licensee(s) prior to the completion or reviewing of a Tennessee Residential Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition Exemption Notification. Buyers and Sellers also acknowledge that they were advised to seek the advice of an attorney on any legal questions they may have regarding this information or prior to taking any legal actions.

The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers may wish to obtain.

Buyers and Sellers should be aware that any sales agreement executed between the parties shall supersede this form as to the terms of sale, property included in the sale and any obligations on the part of the seller to repair items identified below and/or the obligation of the buyer to accept such items "as is."

INSTRUCTIONS TO THE SELLER

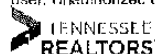
Complete this form yourself and answer each question to the best of your knowledge. If an answer is an estimate, clearly label it as such. The Seller hereby authorizes any agent(s) representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the subject property.

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>2</u>)
<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Fireplace(s) (Number) _____
<input type="checkbox"/> Intercom	<input type="checkbox"/> Microwave	<input type="checkbox"/> Gas Starter for Fireplace
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Gas Fireplace Logs	<input type="checkbox"/> TV Antenna/Satellite Dish
<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Smoke Detector/Fire Alarm	<input type="checkbox"/> Central Vacuum System and attachments
<input checked="" type="checkbox"/> Spa/Whirlpool Tub	<input checked="" type="checkbox"/> Burglar Alarm	<input type="checkbox"/> Current Termite contract
<input type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Patio/Decking/Gazebo	<input type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> 220 Volt Wiring	<input type="checkbox"/> Installed Outdoor Cooking Grill	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Pool
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input type="checkbox"/> Heat Pump
<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____
Water Heater: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input type="checkbox"/> Solar	
Garage: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport	
Water Supply: <input type="checkbox"/> City <input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____	
Gas Supply: <input type="checkbox"/> Utility <input checked="" type="checkbox"/> Bottled	<input type="checkbox"/> Other _____	
Waste Disposal: <input type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Other _____	

Roof(s): Type Asphalt Shingles 3D Age (approx): unknown

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Other Items:

To the best of your knowledge, are any of the above NOT in operating condition? ☐ YES ☐ NO

If YES, then describe (attach additional sheets if necessary):

B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

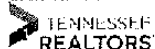
	YES	NO	UNKNOWN		YES	NO	UNKNOWN
100	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
106	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If any of the above is/are marked YES, please explain:

C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:

	YES	NO	UNKNOWN
112			
113	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
114			
115			
116			
117			
118	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
119			
120			
121	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122			
123	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124			
125	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126			
127	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128			
129	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130			
131	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132			
133	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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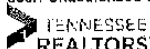
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	YES	NO	UNKNOWN
12. Property or structural damage from fire, earthquake, floods, or landslides? If yes, please explain (use separate sheet if necessary).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has said damage been repaired?			
13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found: https://tnmap.tn.gov/fdm/)			
<u>Blount Co. Fire Dept.</u>			
Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Name of HOA:		HOA Address:	
HOA Phone Number:		Monthly Dues:	
Special Assessments:		Transfer Fees:	
Management Company:		Phone:	
Management Co. Address:			
18. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Is any system, equipment or part of the property being leased?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please explain, and include a written statement regarding payment information.			
<u>LP tank Ft. Loudon Propane</u>			
22. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"? If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage? (The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional's finding.) If yes, please explain. If necessary, please attach an additional sheet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation? If yes, results of test(s) and/or rate(s) are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Has any residence on this property ever been moved from its original foundation to another foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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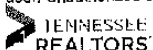
Version 01/01/2023

TRANSACTIONS

	YES	NO	UNKNOWN
185 26. Is this property in a Planned Unit Development? Planned Unit Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
186 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,			
187 controlled by one (1) or more landowners, to be developed under unified control			
188 or unified plan of development for a number of dwelling units, commercial,			
189 educational, recreational or industrial uses, or any combination of the			
190 foregoing, the plan for which does not correspond in lot size, bulk or type of			
191 use, density, lot coverage, open space, or other restrictions to the existing land			
192 use regulations." Unknown is not a permissible answer under the statute.			
193 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
194 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of			
195 limestone or dolostone strata resulting from groundwater erosion, causing a			
196 surface subsidence of soil, sediment, or rock and is indicated through the			
197 contour lines on the property's recorded plat map."			
198 28. Was a permit for a subsurface sewage disposal system for the Property issued	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
199 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If			
200 yes, Buyer may have a future obligation to connect to the public sewer system.			
201 D. CERTIFICATION. I/We certify that the information herein, concerning the			
202 real property located at			
203 117 Cooper Road, Tallassee, TN 37878			
204 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to			
205 conveyance of title to this property, these changes will be disclosed in an addendum to this document.			
206 Transferor (Seller) <u>[Signature]</u> Date <u>1-23-23</u> Time <u>11:00</u>			
207 Transferor (Seller) <u>[Signature]</u> Date <u>1-23-25</u> Time <u>11:00</u>			
208 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate			
209 appropriate provisions in the purchase agreement regarding advice, inspections or defects.			
210			
211 Transferee/Buyer's Acknowledgment: I/We understand that this disclosure statement is not intended as a substitute for any			
212 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are			
213 evident by careful observation. I/We acknowledge receipt of a copy of this disclosure.			
214 Transferee (Buyer) _____ Date _____ Time _____			
215 Transferee (Buyer) _____ Date _____ Time _____			
216 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is			
217 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or			
218 the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.			

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. This form contains language that is in addition to the language mandated by the state of Tennessee pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act", Tennessee Code Annotated § 66-5-201, et seq. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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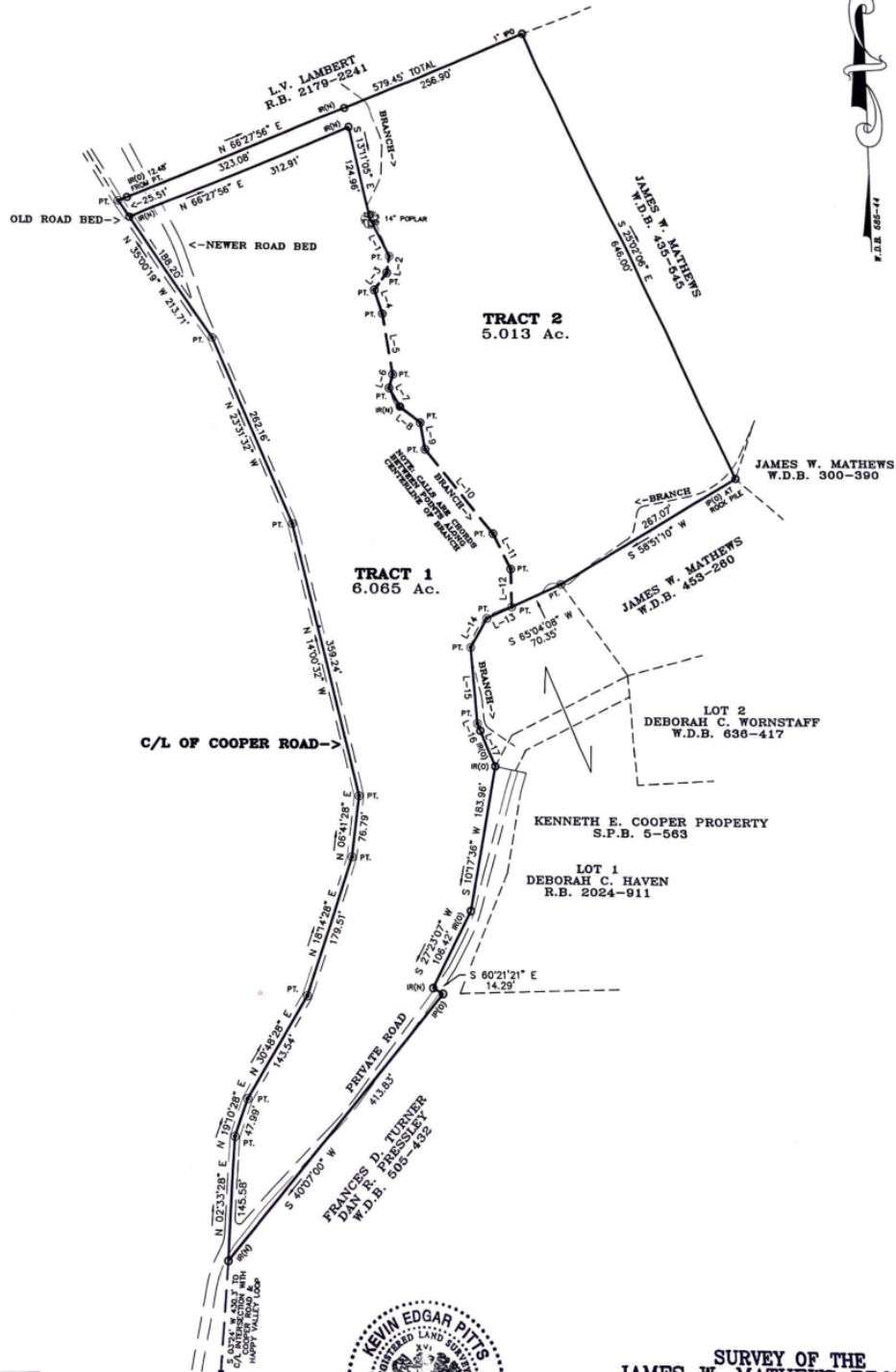
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TRANSACTIONAL

NOTES:

- 1) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 2) THE ONLY PURPOSE OF THIS SURVEY WAS TO MAP THE BOUNDARIES OF THE PROPERTY SHOWN HEREON. ISSUES INCLUDING, BUT NOT LIMITED TO, EASEMENTS, FLOOD ZONES, UTILITIES, AND ZONING WERE NOT ADDRESSED.
- 3) PROPERTY SUBJECT TO THE RIGHT-OF-WAY OF COOPER ROAD & PRIVATE ROAD.



**SURVEY OF THE
JAMES W. MATHEWS PROPERTY**
DISTRICT 3, BLOUNT COUNTY
TENNESSEE
REF.: W.D.B. 585-44
TOTAL AREA = 11.078 Ac.
GRAPHIC SCALE



BLOUNT SURVEYS, INC.
KEVIN EDGAR PITTS, RLS NO. 2324
1710 W. LAMAR ALEXANDER PARKWAY
P.O. BOX 4384, PRINCE (MS) 389-0484
MARTINVILLE, TENN 37003-4384

LEGEND		TAX MAP	DATE
SPED = 0.3 INCH HOB (FOUNDED)	GROUP	126	04-15-08
SPED = 0.3 INCH HOB (FOUNDED)	PARCEL	8.04	
SPED = NEW HOB (SET)			

SP 5/573

LINE	BEARING	DISTANCE
L 1	S 11°37'22"E	56.67'
L 2	N 1°42'31"E	25.00'
L 3	N 12°47'51"E	45.14'
L 4	N 00°45'39"E	65.47'

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL RIGHTS-OF-WAY, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

AUG 22ND 1997
DATE

Bonnie Huffman OWNER
Beverly D. Woodruff OWNER

CERTIFICATION OF ACCURACY
I hereby certify that the plat shown and described herein is a true and correct survey in the quantity required by the Blount County Planning Commission and that the documents have been placed on file hereon to the satisfaction of the Blount County Subdivision Regulations.

[Signature] 8-2-97
DATE
Registered Surveyor

OLD PUBLIC ROAD
(PRIVATELY MAINTAINED)

CERTIFICATION FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulation for the Blount County Planning Region, with the exception of such variances, if any, as noted in the minutes of the planning commission and that it has been approved by that body for recording in the office of the county register.

[Signature] 9/2/97
Date
Secretary Planning Commission

COOPER

NOTES

- 1) 10' UTILITY AND DRAINAGE EASEMENT ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LINES
- 2) POB BEING A POINT IN THE INTERSECTION OF THE NORTH SIDE OF HAPPY VALLEY LOOP RD. AND OLD PUBLIC RD.
- 3) PUBLIC WATER NOT AVAILABLE
- 4) THE WARRANTY DEED FOR THIS PROPERTY IN BOOK 505 PG 613, OWNER BEING WILLIAM J. WOLFENBARGER THE PROPERTY IS ALSO UNDER CONTRACT BY "CONTRACT DEED" AS RECORDED IN MISC BOOK 141 PG 332 IN THE NAME OF BONNIE HUFFMAN.

INST: 0011844301

RECEIVED: 09/02/1997 3:26 PM

BEVERLY D. WOODRUFF

REGISTER OF DEEDS BLOUNT CO. TN

25' INGRESS AND EGRESS EASEMENT

LACK OF PUBLIC UTILITY WATER NOTATION

Public utility water is not presently available in this subdivision. The Blount County Health Department shall be contacted prior to construction to situate the well and/or the subsurface sewage disposal system.

CERTIFICATION
I HEREBY CERTIFY THAT THIS IS A FIELD SURVEY
TENNESSEE CATEGORY 3 WITH A CLOSURE OF 1:10,000
OR BETTER OR 1/10 FOOT PER CORNER ON SMALLER
LOTS. I CERTIFY THAT THIS PLAT SHOWS ONLY
ENCROACHMENTS, RIGHT-OF-WAYS AND EASEMENTS WHICH
ARE OBVIOUS IN FIELD OR CALLED FOR IN LATEST
RECORDED DEED

[Signature]
RICKY YOUNGER RLS 1422

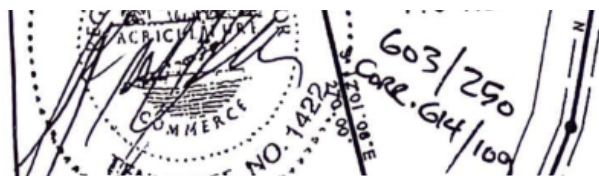
BLOUNT COUNTY HIGHWAY DEPARTMENT
MUST BE CONTACTED PRIOR TO CONSTRUCTION
OF DRIVEWAY ACCESS.

TIPTON
568/678



TRACT 1
2.91 AC

TRACT 2
1.0 AC

	<p>LEGEND</p> <ul style="list-style-type: none"> ● EXISTING IRON PIN ○ NEW IRON PIN ● NOT SET OR INACCESSIBLE POINT
	TE 4
<p>117 Cooper Rd Tallassee Tn 37878</p>	73
<p>WiFi – ATT</p>	TENN.
<p>1000 mbps fiber optic internet</p>	20
	78
	MY

How to use cell phone with wifi.

Cell service is available thru the wifi.

Wifi: ATT4bQx2ea and
 PASSWOR: bf2p=gimv+ir

I-phones:

Go to settings, find phone app, go down to calls and select wifi calling.

Once connected to wifi go to your phone app (like you are starting to make a call), click on the three dots (more options), click on settings, calls, and set to "Turn on wifi calling".