The real estate transaction involving the property located at:

AMY GENTRY

in this consumer's current or prospective transaction is

Transaction Broker or Facilitator

(not an agent for either party).

Designated Agent for the Seller.

Disclosed Dual Agent (for both parties),

with the consent of both the Buyer and the Seller

Seller is Unrepresented.

Agent for the Seller.

in this transaction.

of Ethics and Standards of Practice.

Amy bentry

Umanda Hall

Sel en Signature AMY GENTRY

Sel am Signature AMANDA HALL

Listing LicenseeAlan Evans

Fred Cole LN

PROPERTY ADDRESS

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, Næhville, TN 37232, PH: (615) 741-2273. This notice by itself, however, does not

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

Buyer Signature

Buyer Signature

Selling Licensee

Date

Date

Date

AMANDA HALL

Alan Evans

Sugar Tree

in this consumer's current or prospective transaction

Transaction Broker or Facilitator.

Designated Agent for the Buyer.

Disclosed Dual Agent (for both parties),

with the consent of both the Buyer and the Seller

(not an agent for either party).

Buyer is Unrepresented.

Agent for the Buyer.

in this transaction.

BUYER NAME:

is serving as:

LICENSEE NAME:

181

serving as:

SELLER NAME:

LICENSEE NAME:

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Listing Company

Selling Company 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. By downloading

Evans Real Estate

constitute an agency agreement or establish any agency relationship.

and or using this form, you agree and coverant nor to after, 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. Alan Evans

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REALTORS

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Version 01/01/2024

Date

Date

Date

38380



LEAD-BASED PAINT DISCLOSURE

- 1 Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint
- 2 Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the Seller
- 3 accepts a purchase offer, otherwise the Buyer may not be obligated under any contract to purchase such housing.

4 Lead Warning Statement

- Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may presen exposure to lead from lead-based paint that may place young children at risk of
- developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
- 8 learning disabilities, reduced intelliger ce quotient, behavioral problems, and impaired memory. Lead poisoning also
- 9 poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide
- the Buyer with any information on Lead-based paint hazards from risk assessments or inspections in the Seller's
- possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
- 12 lead-based paint hazards is recommended prior to purchase.
- 13 Property Address: 181 Fred Cole LN

Sugar Tree

TN 38380

Seler Disclosure

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- 15 Seller to check one box below:
 - Seller has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the housing.
 - Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the housing and has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List any records, reports and/or additional information, including but not limited to the basis for the determination that lead-based paint and/or lead-based paint hazards exists, the location of the lead-based paint and the conditions of the painted surfaces. This requirement includes records or reports regarding common areas. It also includes records or reports of other residential dwellings in multifamily housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole. If no reports or records are available, Seller shall indicate as such.

28 Buyer Acknowledgment

- 1) Buyer has received copies of a I records, reports and information listed above (if any);
- 2) Buyer has read the Lead Warning Statement (above) and understands its contents;
- 3) Buyer has received the lead hazard information pamphlet, "Protect Your Family From Lead In Your Home" (Copies available at http://www.hud.gov and http://www.epa.gov);
- 4) Buyer has received a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards. This opportunity is waived if Buyer checks the second box below.

Buyer to check one box below:

- Contract is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This contingency shall be satisfied within 10 calendar days after the Binding Agreement Date.
- Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

42 Licensee Acknowledgment

Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are aware of listing and selling licensees' duty to ensure compliance.

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45 **Certification of Accuracy**

46 The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their knowledge, that 47

the information they have provided is true and accurate and they have received a copy hereof.

48 The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only 49 as required and do not make either said Licensee a party to the Purchase and Sale Agreement.

		amanda 7		
SELLER AMY GENTRY		SELLER AMAND	A HALL	
Date at	o'clbck □ am/ □ pm	Date	at	o'clock 🗆 am/ 🗆 pn
The party(ies) below have signe	d and Ecknowledge receip	t of a copy.		
BUYER		BUYER		
at	o'clock □ am/ □ pm	Date	_ at	o'clock □ am/ □ pn
REAL ESTATE LICENSEE F Alan Evans at				
The party(ies) below have signed	d and æknowledge receip	t of a copy.		
F.EAL ESTATE LICENSEE F	OR BUYER			
Late at	o'clock □ am/ □ pm			
or Information Purposes Only				
Evans Real Es	tate			
isting Company		Selling Company		
isting Company		Selling Company		

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DISCLAIMER NOTICE

The Broker and their affiliated licensees (hereinafter collectively "Licensees") are engaged in bringing together buyers and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sel ers and buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making decisions about any of the following matters, including the selection of any professional to provide services on behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified prcfessional", who complies with all applicable state/local requirements, which may include licensing, insurance, and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough time to get an evaluation of the following matters from an independent, qualified professional. The matters listed below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with whom you work. These items are exemples and are provided only for your guidance and information.

- 13 1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY. Consult with professional 14 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the 15 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.
- 16 2. THE CONDITION OF ROOFING. Consult with a bonded roofing company for any concerns about the 17 condition of the roof.
- 18 3. HOME INSPECTION. We strongly recommend that you have a home inspection, which is a useful tool for 19 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning, 20 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the 21 Tennessee Department of Commerce & Insurance (http://tn.gov/commerce/), the American Society of Home 22 Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home 23 Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an 24 inspector, including whether he has complied with State and/or local licensing and registration requirements in 25 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-26 plumbing, etc.). Failure to inspect typically means that you are accepting the property "as is".
- 27 4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS. It is strongly recommended that 28 you use the services of a licensed, professional pest control company to determine the presence of wood 29 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any 30 potential damage from such.
- 31 5. ENVIRONMENTAL HAZARDS. Environmental hazards, such as, but not limited to: radon gas, mold, 32 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-33 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate, 34 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable 35 professionals and inspectors in all areas of environmental concern.
- 36 6. SQUARE FOOTAGE. There are multiple sources from which square footage of a property may be obtained. 37 Information is sometimes gathered from tax or real estate records on the property. Square footage provided by 38 builders, real estate licensees, or tax records is only an estimate with which to make comparisons, but it is not 39 **guaranteed.** It is advised that you have a licensed appraiser determine actual square footage.
- 40 7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY. A 41 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even 42 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.

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- 43 NOTE: A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion (BPO), etc., 44 while sometimes used to set an asking price or an offer price, is **not** an appraisal.
- BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, ROAD MAINTENANCE, AND 45 46 **ACREAGE.** A survey can prov de helpful information, including whether the road to the home is a public or 47 private road. It is strongly advised that you secure the services of a licensed surveyor for a full-stake boundary 48 survey with all boundary lines, easements, encroachments, flood zones, road information, total acreage, etc., clearly identified. It is also advised that you not rely on mortgage loan inspection surveys, previous surveys, 49 50 plat data, or Multiple Listing Service (MLS) data for this information, even if acceptable to your lender.
 - ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES. covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental repair requirements and related is: ues need to be verified by the appropriate sources in writing. If your projected use requires a zoning or other change, it is recommended that you either wait until the change is in effect before committing to a property or provide for this contingency in your Purchase and Sale Agreement.
 - 10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES. The availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply, electric, gas, cable, internet, telephone, or other utilities and related services to the property need to be verified by the appropriate sources in writing (including but not limited to fire protection). You should have a professional check access and/or connection to public sewer and/or public water source and/or the condition of any septic system(s) and/or wells. To confirm that any septic systems are properly permitted for the actual number of bedrooms, it is recommended that sellers and/or buyers request a copy of the information contained in the file for the property mainta ned by the appropriate governmental permitting authority. If the file for this property cannot be located or you do not understand the information contained in the file, you should seek professional advice regarding this matter. For unimproved land, septic system capability can only be determined by using the services of a professional soil scientist and verifying with the appropriate governmental authorities that a septic system of the desired type, size, location, and cost can be permitted and installed to accommodate the size home that you wish to build.
 - 11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS. It is recommended that you have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or run-off problems, erosion, land snifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper governmental authorities, elevatic n surveyors, and flood insurance professionals regarding flood and elevation certificates, flood zones, and flood insurance requirements, recommendations and costs.
 - 12. CONDEMNATION. It is recommended that you investigate whether there are any pending or proposed condemnation proceedings or similar matters concerning any portion of the property with the State, County and city/town governments in which the property is located. Condemnation proceedings could result in all or a portion of the property being taken by the government with compensation being paid to the landowner.
 - 13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION. It is advised that you independently confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate sources in writing.
- 83 14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS. 84 You should consult with local, staze and federal law enforcement agencies for information or statistics regarding 85 criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location 86 of sex offenders in a given area.
- 87 15. LEGAL AND TAX ADVICE. You should seek the advice of an attorney and/or certified tax specialist on any 88 legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or 89 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are not 90 legal or tax experts, and therefore cannot advise you in these areas.

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- 16. TITLE EXPENSES. It is the Bayer's responsibility to seek independent advice or counsel prior to Closing from Buyer's Closing Agency regarding the availability and coverage provided under an American Land Title Association Standard Owner's Insurance Policy and, if available, an Extended Owner's Insurance Policy.
 - 17. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS. The furnishing of any inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are advised to contact several sources and independently investigate the competency of any inspector, contractor, or other professional expert, service provider or vendor and to determine compliance with any licensing, registration, insurance and bonding requirements in your area.
 - 18. RELIANCE. You understand that it is your responsibility to determine whether the size, location and condition of the property are acceptable prior to submitting an Offer on a property. Broker makes no representations as to suitability of a property to your needs. You acknowledge that any images or other marketing materials provided by the seller or brokers involved in the transaction electronically or in print may not display the property's features, flaws, odor(3), or size and that you shall not rely on such images when purchasing a property.
 - 19. MARKETING MATERIALS. You acknowledge that photographs, marketing materials, and digital media used in the marketing of the property may continue to remain in publication after Closing. You agree that Broker shall not be liable for any uses of photographs, marketing materials or digital media which the Broker is not in control.
 - The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, media representations or verbal representations of any real estate licensee relative to any of the matters itemized above or similar matters. The Buyer/Seller understands that it has been strongly recommended that they secure the services of appropriately credentialed experts and professionals of the buyer's or seller's choice for the advice and counsel about these and similar concerns.

Amy Gentry	04/13/24	Amanda Hall	04/18/24
CLIENT/CUSTOMER		CLIENT/CUSTOMER	
at	o'clock □ am/ □ pm	at	o'clock □ am/ □ pm
Date		Date	•

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SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT **DISCLOSURE**

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The		RTY ADDRESS				
	ential property discloses the follo	_				
	surface sewage disposal system poss. A copy of the permit was obta closure.					
	a copy of the subsurface sewage cental permitting authority. However			this property	from the	;
OR	ld not be locatec.					
	as not issued for this property. not have any knewledge as to the r	number of bedroo	oms for which th	is property ha	as been p	ermitted.
with the Tennes county office reg	Iditional information which may be see Department of Environment a gulating septic systems. This file may be well as any vio ations imposed be	and Conservation hay contain inform y the state. Buy	n, Groundwater mation concerningers are encouraged	Protection ding maintenand ged to obtain	vision lo ce that ha this info	cated in t is been do rmation a
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and ccknowledge 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 cvailable form.

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TENNESSEE RESIDENTIAL PROPERTY CONDITION

		DISCLOSURE	71 /
1	PROPURITY ADDRESS	181 Fred Cole In	(11) Sugar tree
2	SELLER'S NAME(S)	my Clenter and Arranda	Hall PROPERTY OF LOTY'S OF OCCUPY THE PROPERTY' NO
3	DATE STELLER ACQUIRED	HINTROPERTY July 21, 2023005	OLOCCUPY THE PROPERTY NO
.1	TEXOLOWNER-OCCUPILE	HOW LONG HAS TERN PASSINCE THE SE	LIFE OCCUPIED THE PROPERTY" & MCYCLA
5	(Check the one that applies)	The property is a X site shall home	non-site-built home

- The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units to furnish to a buyer one of the following (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential property disclosure statement (permitted only where the buyer waives the required Disclosure). Some property transfers may be exempt from this requirement (See Tenn Code Ann § 66-5-209). The following is a summary of the buyers and sellers rights and obligations under the Act. A complete copy of the Act may be found at Tenn Code Ann § 66-5-201, et seq.
- rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.
 Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the best of the seller's knowledge as of the Disclosure date.
- best of the seller's knowledge as of the Disclosure date
 Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract
- Selfers must inform the buyers, at or before closing, of any maccuracies or material changes in the condition that have occurred since the time of the imital Disclosure or certify that there are no changes
- Sellers may give the buyers a repeat or opinion prepared by a professional inspector or other expert(s) or certain information
 provided by a public agency. in Leu of responding to some or all of the questions on the form (See Tenn Code Ann. § 66-5-204)
- 19 5 Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form
- Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless agreed to in the purchase contrac
- Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid
- 23 8 Sellers are not required to disclose if any occupant was HIV positive, or had any other disease not likely to be transmitted by occupying a home, or whether the home had been the site of a homicide, sincide or felony, or act or occurrence which had no effect on the physical structure of the property
- 26 9 Sellers may provide an "as is". "to representations or warranties" disclaimer statement in lieu of the Disclosure form only if the buyer waives the right to the required disclosure otherwise the sellers must provide the completed Disclosure form (See Tenn Code Ann. § 66-5-201)
- 29 10 Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public anctions, 30 court orders, some foreclosures and bankruptoies new construction with written warranty or owner has not resided on the property at any time within the proof 3 years). (See Tenn. Code Ann. 8 66-5-209)
- 32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold, and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase
- Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is not required to repair any such ifems.
- Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202)
- 39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should constitut with an attorney regarding any such matters.
- 41 15. Representations in the Disclosure form are those of the selfers 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

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- 16. Pinsmant to Lenn Code Nin § 47-18-104(b) sellers of newly constructed residences on a septic system are prohibited from knowingly advertising or macketing 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 jest of soil absorption (ate performed on the property that is determined or accepted by the Department of Liveronnen, and Conservation, and whether the property is located within a Planned Unit Development as defined by Tenn Code Ann 8 66-5-213 and, if requested provide buyers with a copy of the development's restrictive covenants, homeowner bylaws an I 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 right; and obligations regarding Residential Property Disclosures, and that this information was provided by the real estate [hermacks] prior to the completion of reviewing of a Tennessee Residential Property Condition Disclosure, a Tennessee Residential Property Condition Disclaimer Statement, or a Tennessee Residential Property Condition Exemption Softification. Buyers and Zellers 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 I is closure 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 all arrants or a substitute for any professional inspections or warranties that the purchasers

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 me uded 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 Bereby 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:

70	A. THE SUBJECT	PROPERTY NOLUDE	STHETHAS UILUNED BELOVE
71	Kinne	Wall Window Ser Combinion	Use Char Chemit(s) (Number of openers)
72	Mindow Screens	Voven	Mueplacets (Number)
73	Intercom	Microwave	Cas States for Europhics
74	Karbage Disposal	Gas Eneplace Pages	Av Antenna Satellite Dish
	Trash Compactor	Smoke Detector or Alum	Central Vacoum System and attachments
75		Borgly Alam	Current Lemma contract
76	=Spa/Whirlpool:Lub	Pater Decking Cazelo	Hot 1:6
77	Water Softener	2 Installed Outdoor Cooking G	ull - AV edge Deyer Hookups
78	220 Volt Wiring		Paol
79	o Sauna	a Imgabon System	Access to Public Streets
80	Mishwasher	A key to all exterior doors	
81	Sump Pump	ARain Gutters	Heat Pump
82	Central Heating	Central Air	
83	o Other		Other
84	Water Heater Alectri	c Gas	O Solar
85	Garage n Attach		c Carport
86	Water Supply Wity	6 Well	o Private : Utibity (91-4)
		n Botled	Wher Propane
87			(; Other
88	Waste Disposal □ City S		Age (approx) Le US
89	Roof(s): Type	Shingles	
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Hall heaters celectric Alan Exists is involved as a Temperson REA/TORS authorized This form is copyrighted and may only be used in real estate transactions in which m may result in legal sanctions being brought against the user and should be recorded to Tennessee REALTORS' at 615-321-1477 Version 01/01/2024

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YES 20. 17820#2

81 185 186 187 188 187 191 192 193 194 195 196 197 196 201 202 203 203 204 205	27	Is this property in a Planned Unit Development? Planned Unit Development is defined pursuant to Jenn Civile Ann & 66-5-213 as "an area of Inide controlled by one (1) or more landewners to be developed under unified control or unified plan of development for a number of dwelling units commicroal educational recreational or industrial uses in any combination of the foregoing, the plan for which does not correspond in lot size bulk or type of use, density, lot coverage, open space of other restrictions to the existing land use regulations." Unknown is not a permissible answer under the statute is a sinkhole present on the property. A sinkhole is defined pursuant to Jenn Code Ann & 66-5-212(c) as "a sufferianean void created by the dissolution of limestone or dolostone strata restilling from groundwater crossion, causing a surface subsidence of soil sediment or rock and is indicated through the contour lines on the property recorded plat map." Was a permit for a subsurface sewing disposal system for the Property issued during a sewer moratorium of suarit to Jenn Code Ann & 68-221-109? If yes, Buyer may have a future obligation to connect to the public sewer system CFRTIFIC VITON. I We critify that the information herein, concerning the real property located at. Is true and correct to the best of m= our knowledge as of the data signed. Should convey ance of title to this property, the schains shall be disclosed in an adder fransferor (Seller). Amancha Hall. Data Transferor (Seller).	TN 30	ditions change prior to ment
206		transferor (Seller)	04/18/24	Time 10.00 pm
508 508 504 506		Parties may wish to obtain professional advice and or inspections of the appropriate provisions in the purchase agreement regarding advice	he property and to	negotiate
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213		Transferee (Buyer) Da	le	Time
214 215 216 217	ent	Transferce (Buyer) he property being purchased is a condominium, the transferce buyer is bereby itled, upon request, to receive certain information regarding the administration o condominium association as applicable, pursuant to Tennessee Code Annotated.	given notice that the condominium	Time the transferce buyer is n from the developer or

NOTE. This form is provided by Tennessee REA-TORNS to its members for their macritical 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 Anantated 8 66-5-201 et seq. is down/is turn and or using this form you ogiet and coverant not to alter amend, or edit said form or its contents except disashere provided in the blank ficker and agree and acknowledge that any such afteration amendment or edit of said form is done at your own risk. Use of the Tennessee RFAI IORNs logge or commencing with any form other than standardized forms created by Tennessee REALTORS is strictly probabiled. This form is subject to pertodic existion and it is the responsibility of the member to use the most recent available form