OFFER PACKAGE INFORMATION

TAR Disclosures Attached:

- Confirmation of Agency & Working with a Real Estate Professional
- TAR Disclaimers (2- Attached /Seller & Buyer)
- Wire Fraud Warning

Attached as a Courtesy:

- Warranty Deed – Buyer/Buyer's Agent to independently confirm with a title search during the inspection period.
- Restrictions – We have attached any restrictions we were able to locate. This is not a full title search. It is Buyer/Buyer's Agent responsibility to independently confirm any/all restrictions during a due diligence inspection period.

Earnest Money to be held by:

Dickson Title
702 E. College Street
Dickson, TN 37055

Email Offers to:

missy@missychandlerteam.com
&
louise@missychandlerteam.com

Missy Chandler, Broker
Parker Peery Properties
615.446.1884 Office / 615.405.0659 Cell

Authentisign ID: E1673E8B-774C-F011-8F7C-000D3A8A9962

Parker Peery Properties

A DIFFERENT KIND OF REAL ESTATE COMPANY.

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:

1949 Ugly Creek Road Duck River TN 38454

PROPERTY ADDRESS

SELLER NAME: David Elsebough Deborah Elsebough	**BUYER NAME:** ____________
LICENSEE NAME: Missy Chandler	LICENSEE NAME: ____________
in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
☐ **Transaction Broker or Facilitator.** (not an agent for either party).	☐ **Transaction Broker or Facilitator.** (not an agent for either party).
☐ **Seller is Unrepresented.**	☐ **Buyer is Unrepresented.**
☐ **Agent for the Seller.**	☐ **Agent for the Buyer.**
☒ **Designated Agent for the Seller.**	☐ **Designated Agent for the Buyer.**
☐ **Disclosed Dual Agent (for both parties),** with the consent of both the Buyer and the Seller in this transaction.	☐ **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.**

BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY NEGOTIABLE.

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.

David Elsebough	06/19/25 2:34 PM		
Seller Signature David Elsebough	Date	Buyer Signature	Date
Deborah Elsebough	06/19/25 2:33 PM		
Seller Signature Deborah Elsebough	Date	Buyer Signature	Date
Missy Chandler	06/18/25 5:21 PM		
Listing Licensee Missy Chandler	Date	Selling Licensee	Date
Parker Peery Properties			
Listing Company		Selling Company	

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Parker Peery Properties

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WORKING WITH A REAL ESTATE PROFESSIONAL

Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties to every Buyer and Seller, Tenant and Landlord (collectively "Buyers" and "Sellers"):

1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction;
2. To disclose to each party to the transaction any Adverse Facts of which Licensee has actual notice or knowledge;
3. To maintain for each party in a transaction the confidentiality of any information obtained by a Licensee prior to disclosure to all parties of a written agency agreement entered into by the Licensee to represent either or both parties in the transaction. This duty of confidentiality extends to any information which the party would reasonably expect to be held in confidence, except for any information required by law to be disclosed. This duty survives both the subsequent establishment of an agency relationship and the closing of the transaction;
4. To provide services to each party to the transaction with honesty and good faith;
5. To disclose to each party to the transaction timely and accurate information regarding market conditions that might affect such transaction only when such information is available through public records and when such information is requested by a party;
6. To give timely account for earnest money deposits and all other property received from any party to a transaction; and
7. A) To refrain from engaging in self-dealing or acting on behalf of Licensee's immediate family, or on behalf of any other individual, organization or business entity in which Licensee has a personal interest without prior disclosure of such personal interest and the timely written consent of all parties to the transaction; and

   B) To refrain from recommending to any party to the transaction the use of services of another individual, organization or business entity in which the Licensee has an interest or from whom the Licensee may receive a referral fee or other compensation for the referral, other than referrals to other Licensees to provide real estate services, without timely disclosure to the party who receives the referral, the Licensee's interest in such a referral or the fact that a referral fee may be received.

In addition to the above, the Licensee has the following duties to Client if the Licensee has become an Agent or Designated Agent in a transaction:

8. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement between the Licensee and Licensee's client;
9. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation of a transaction and in other activities, except where such loyalty/duty would violate Licensee's duties to a customer in the transaction; and
10. Unless the following duties are specifically and individually waived in writing by a client, Licensee shall assist the client by:
    - A) Scheduling all property showings on behalf of the client;
    - B) Receiving all offers and counter offers and forwarding them promptly to the client;
    - C) Answering any questions that the client may have in negotiation of a successful purchase agreement within the scope of the Licensee's expertise; and
    - D) Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase agreement for a successful closing of the transaction.

    Upon waiver of any of the above duties contained in 10. above, a consumer must be advised in writing by such consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction for the performance of said duties.

Responsibilities of Sellers and Buyers regarding presence of Recording Devices:

Seller is responsible for compliance with state or federal law regarding usage of video or audio recording devices while marketing or showing the property. Seller should seek legal advice regarding their rights or limitations related to their actions.

Buyer is advised of the possibility that some properties may utilize security devices that record physical movements or audio conversations. Therefore, Buyers should limit making comments concerning the value, features, or condition while viewing any property.

AN EXPLANATION OF TERMS

Facilitator/Transaction Broker (not an agent for either party). The Licensee is not working as an agent for either party in this consumer's prospective transaction. A Facilitator may advise either or both of the parties to a transaction but cannot be considered a representative or advocate of either party. "Transaction Broker" may be used synonymously with, or in lieu of, "Facilitator" as used in any disclosures, forms or agreements. [By law, any licensee or company who has not entered into a written agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]

Agent for the Seller. The Licensee's company is working as an agent for the property seller and owes primary loyalty to the seller. Even if the Licensee is working with a prospective buyer to locate property for sale, rent, or lease, the Licensee and licensee's company are legally bound to work in the best interests of any property owners whose property is shown to this prospective buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Agent for the Buyer. The Licensee's company is working as an agent for the prospective buyer, owes primary loyalty to the buyer, and shall work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be established without a written buyer agency agreement.

Disclosed Dual Agent (for both parties). Refers to a situation in which the Licensee has agreements to provide services as an agent to more than one party in a specific transaction and in which the interests of such parties are adverse. This agency status may only be employed upon full disclosure to each party and with each party's informed consent.

Designated Agent for the Seller. The individual Licensee that has been assigned by the Managing Broker and is working as an agent for the Seller or property owner in this consumer's prospective transaction, to the exclusion of all other licensees in licensee's company. Even if someone else in the Licensee's company represents a possible buyer for this Seller's property, the Designated Agent for the Seller shall continue to work as an advocate for the best interests of the Seller or property owner. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Designated Agent for the Buyer. The individual Licensee that has been assigned by the Managing Broker and is working as an agent for the Buyer in this consumer's prospective transaction, to the exclusion of all other licensees in the company. Even if someone else in the Licensee's company represents a seller in whose property the Buyer is interested, the Designated Agent for the Buyer shall continue to work as an advocate for the best interests of the Buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Adverse Facts. "Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or present a significant health risk to occupants of the property.

Confidentiality. By law, every licensee is obligated to protect some information as confidential. This includes any information revealed by a consumer which may be helpful to the other party IF it was revealed by the consumer BEFORE the Licensee disclosed an agency relationship with that other party. AFTER the Licensee discloses that licensee has an agency relationship with another party, any such information which the consumer THEN reveals must be passed on by the Licensee to that other party.

David Elsebough 06/19/25 2:34 PM	Deborah Elsebough 06/19/25 2:33 PM
☐ BUYER / ☒ SELLER David Elsebough — Date	☐ BUYER / ☒ SELLER Deborah Elsebough — Date
Missy Chandler 06/18/25 5:21 PM	PARKER PEERY PROPERTIES
Real Estate Licensee Missy Chandler — Date	Real Estate Company Parker Peery Properties — Date

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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 sellers 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 professional", 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 examples and are provided only for your guidance and information.

1. **THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional engineers or other independent, qualified professionals to ascertain the existence of structural issues, the condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.

2. **THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the condition of the roof.

3. **HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning, plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the Tennessee Department of Commerce & Insurance (http://tn.gov/commerce/), the American Society of Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an inspector, including whether he has complied with State and/or local licensing and registration requirements in your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-plumbing, etc.). **Failure to inspect typically means that you are accepting the property "as is".**

4. **WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that you use the services of a licensed, professional pest control company to determine the presence of wood destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any potential damage from such.

5. **ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold, asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate, remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable professionals and inspectors in all areas of environmental concern.

6. **SQUARE FOOTAGE.** There are multiple sources from which square footage of a property may be obtained. Information is sometimes gathered from tax or real estate records on the property. Square footage provided by builders, real estate licensees, or tax records is only an **estimate** with which to make comparisons, but **it is not guaranteed.** It is advised that you have a licensed appraiser determine actual square footage.

7. **CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.

NOTE: A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion (BPO), etc., while sometimes used to set an asking price or an offer price, is **not** an appraisal.

8. **BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, ROAD MAINTENANCE, AND ACREAGE.** A survey can provide helpful information, including whether the road to the home is a public or private road. It is strongly advised that you secure the services of a licensed surveyor for a full-stake boundary 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, plat data, or Multiple Listing Service (MLS) data for this information, even if acceptable to your lender.

9. **ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes, covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental repair requirements and related issues 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 maintained 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 shifting, 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, elevation 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.

14. **INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.** You should consult with local, state and federal law enforcement agencies for information or statistics regarding criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location of sex offenders in a given area.

15. **LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on any legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not** legal or tax experts, and therefore cannot advise you in these areas.

16. TITLE INSURANCE EXPENSES. As the Buyer of real property, you have the right to obtain an Owner's Title Insurance Policy to protect your ownership. Once purchased, an Owner's Title Insurance Policy protects you for as long as you own the property (and potentially longer). There are two main types of title insurance policies available to the Buyer: (a) a Standard policy (which covers many claims affecting the land) or (b) a "Homeowner's" policy. The Homeowner's policy covers all the claims of a Standard policy – but it is also an expanded policy providing multiple additional coverages not included in the Standard policy, e.g. post policy issues such as an attempted fraudulent deed conveyance. Unlike other title protection alternatives (e.g. attorney title opinion letters) both the Standard and the Homeowner's policy are regulated products provided by insurance companies licensed under Tennessee law. It is the Buyer'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, a Homeowner's Title Insurance Policy. For more information, please visit these helpful links: https://www.alta.org/news-and-publications/ ALTA - Unregulated Title Insurance Alternatives

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 l 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(s), 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.

Authentisign *David Elsebough*	Authentisign *Deborah Elsebough*
CLIENT/CUSTOMER David Elsebough	**CLIENT/CUSTOMER** Deborah Elsebough
06/19/25 at 2:34 PM o'clock □ am/ □ pm	06/19/25 at 2:33 PM o'clock □ am/ □ pm
Date	**Date**

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14. **INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.** You should consult with local, state and federal law enforcement agencies for information or statistics regarding criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location of sex offenders in a given area.

15. **LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on any legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not** legal or tax experts, and therefore cannot advise you in these areas.

16. TITLE INSURANCE EXPENSES. As the Buyer of real property, you have the right to obtain an Owner's Title Insurance Policy to protect your ownership. Once purchased, an Owner's Title Insurance Policy protects you for as long as you own the property (and potentially longer). There are two main types of title insurance policies available to the Buyer: (a) a Standard policy (which covers many claims affecting the land) or (b) a "Homeowner's" policy. The Homeowner's policy covers all the claims of a Standard policy – but it is also an expanded policy providing multiple additional coverages not included in the Standard policy, e.g. post policy issues such as an attempted fraudulent deed conveyance. Unlike other title protection alternatives (e.g. attorney title opinion letters) both the Standard and the Homeowner's policy are regulated products provided by insurance companies licensed under Tennessee law. It is the Buyer'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, a Homeowner's Title Insurance Policy. For more information, please visit these helpful links: https://www.alta.org/news-and-publications/ ALTA - Unregulated Title Insurance Alternatives

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 l 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(s), 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.

______________________________	______________________________
CLIENT/CUSTOMER (Buyer)	**CLIENT/CUSTOMER** (Buyer)
____________ at ________ o'clock □ am/ □ pm	____________ at ________ o'clock □ am/ □ pm
Date	**Date**

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 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.

Parker Peery Properties
A DIFFERENT KIND OF REAL ESTATE COMPANY.

WIRE FRAUD WARNING

Criminals use many methods to steal our money, even when we are buying or selling a home – particularly involving wire fund transfers. Scammers typically will send an email that APPEARS to be from your agent, broker, lender, or the closing attorney/ closing agency. Be on the lookout for:

- Phony email addresses (e.g., a slight change in the domain name), authentic-looking fake websites, phony fax numbers, texts, calls or social media messages from scammers.
- Any communication requesting information or directing you to a fake website, a criminal's email address or a criminal's bank account.

In preparation for closing, Buyers will often need to wire transfer funds from their personal bank to the closing attorney/closing agency.

NEVER ACCEPT WIRING INSTRUCTIONS FROM YOUR AGENT OR BROKER.

DE 06/19/25 2:34 PM Initials   DE 06/19/25 2:33 PM Initials

Rather, you should receive wiring instructions prior to closing from the closing attorney/closing agency or your lender. If the instructions are sent by email they should be in a secured manner. **DO NOT TRANSFER FUNDS UNTIL** you have verified the authenticity of the wiring instructions by at least one other independent means, including but not limited to the following:

- Call the phone number you used on all your prior calls (if the number came from a personally recognized or known source), or
- Call the closing attorney/ closing agency or lender after verifying their phone number from a known third party source, such as the entity's official website and/or public directory assistance (do not take the phone number directly from the wiring instruction form you received), or
- Make a personal visit to their office at the address you previously met with them.

If you send wiring instructions by email or any electronic means to anyone at your bank or other financial institution in preparation for closing, **DO NOT TRANSFER ANY FUNDS** until after you verify that the correct instructions were received by a known representative at your financial institution. Also, it is important to confirm with the financial institution that the **WIRE INSTRUCTIONS ARE NOT TO BE SUBSTITUTED WITHOUT YOUR PRIOR CONSENT.** Any wiring instructions sent should be sent in a secured manner. Be especially aware of any request to change any of the original wiring/money transfer information, change in the person you have been working with on the transaction, or a subtle difference in their behavior, speech, or grammar. These are some signs of a potential scam. Wiring instructions for closing attorneys, title companies and lenders rarely if ever change, so any request to change this information should be handled with caution.

If you suspect you may be a victim of wire fraud or that you may have received suspicious phone calls, emails, text messages, faxes, social media messages, emails from a fake address, a change in contact person at your bank or mortgage company, or changes to wire transfer or financing institutions:

- **IMMEDIATELY** call your bank and/or mortgage company at the phone number you used in all prior calls.
- Then, call your agent at the phone number you used in all prior calls.

David Elsebough	06/19/25 2:34 PM	Deborah Elsebough	06/19/25 2:33 PM
Buyer or Seller David Elsebough	Date	Buyer or Seller Deborah Elsebough	Date

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 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.

Prepared by:
Tennessee Title Services, LLC
207 North Main St.
Dickson, TN 37055
D-21-6832

STATE OF TENNESSEE
COUNTY OF Dickson
The actual consideration or value, whichever is greater, for this transfer is $0.00
Kaylan Gilbert
Affiant
Subscribed and sworn to before me, this 2 day of November 2021.

Notary Public
My commission expires:

FRANCES WYMONETT ROSE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY Commission Expires 02-22-2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
David C. Elsebough Deborah S. Elsebough 4191 Camelia Drive Hernando Beach, FL 34607	New owner	140-005.06

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **David C. Elsebough, individually and as Successor Trustee for the Anna Marie Elsebough Trust**, hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **David C. Elsebough and wife, Deborah S. Elsebough**, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Hickman County, Tennessee, to-wit:

Lying and being in the Fourteenth Civil District of Hickman County, Tennessee, lying South of and adjacent to Ugly Creek Road, being more particularly described as follows:

BEGINNING at a 1/2" rebar iron pin set with identification cap "Brewer 2393" in a small hollow, said iron pin being the Northeast corner of Stephen K. Doyle as recorded in Deed Book T-2, Page 483, Register's Office of Hickman County, Tennessee, and being the Southeast corner of the tract being described; thence with Doyle, North 86 degrees 55 minutes 09 seconds West 399.99 feet to a 1/2" rebar iron pin set with identification cap "Brewer 2393", said iron pin being in the remaining property of Graham and Richardson properties as recorded in Record Book 17, Page 1494, Register's Office of Hickman County, Tennessee, and being the Southwest corner of the tract being described; thence leaving Doyle with a new Graham and Richardson division line, North 10 degrees 11 minutes 37 seconds East 1685.55 feet to a 14" poplar; thence up a hollow and continuing with Graham and Richardson division line, North 34 degrees 12 minutes 09 seconds East 233.81 feet to a 10" poplar, North 34 degrees 28 minutes 54 seconds East 271.22 feet to a 24" hickory, North 23 degrees 01 minutes 13 seconds East 109.51 feet to a 6" maple, North 9 degrees 53 minutes 17 seconds East, and passing a 20" beech at 37.49 feet, in all 209.61 feet to a point in the center of a branch; thence continuing with Graham and Richardson division line and the center of a branch, North 48 degrees 04 minutes 44 seconds East 61.28 feet, North 25 degrees 28 minutes 27 seconds East 116.21 feet, North 7 degrees 10 minutes 58 seconds East 63.63 feet, North 38 degrees 05 minutes 38 seconds East 76.44 feet to point; thence leaving center of branch and continuing with Graham and Richardson division line, North 38 degrees 05 minutes 38 seconds East, and passing a 1/2" rebar iron pin set with identification cap "Brewer 2393" at 37.77 feet, in all 401.56 feet to a 1/2" rebar iron pin set with identification cap "Brewer 2393", said iron pin being the Northwest corner of the tract being described; thence with said South right-of-way, South 60 degrees 20 minutes 43 seconds East 365.94 feet, South 62 degrees 32 minutes 52 seconds East 292.91 feet, South 58 degrees 46 minutes 18 seconds East 187.89 feet, South 57 degrees 50 minutes 35 seconds East 101.73 feet, South 53 degrees 25 minutes 53 seconds East 217.26 feet, South 46 degrees 53 minutes 34 seconds East 64.46 feet, South 33 degrees 10 minutes 56 seconds East 75.41 feet, South 21 degrees 44 minutes 22 seconds East 183.23 feet, South 13 degrees 45 minutes 59 seconds East 66.31 feet, South 1 degrees 23 minutes 25 seconds East 79.20 feet, South 5 degrees 17 minutes 29 seconds West 83.57 feet, South 5 degrees 50 minutes 11 seconds West 232.45 feet, South 13 degrees 01 minutes 37 seconds East 32.79 feet to a point at the intersection of the center of a road and the South right-of-way of Ugly Creed Road, said point being the Northeast corner of the tract being described, and being in the remaining property of Graham and Richardson; thence leaving said South right-of-way with center of road North 65 degrees 18 minutes 05 seconds West 302.24 feet, North 53 degrees 45 minutes 48 seconds West 42.23 feet, North 39 degrees 03 minutes 09 seconds West 35.91 feet, North 21 degrees 59 minutes 52 seconds West 46.07 feet, North 8 degrees 24 minutes 54 seconds West 140.73 feet to a point at the intersection of the center of road and the center of Ugly Creek; thence leaving center of road with center of creek and said Graham and Richardson division line South 38 degrees 58 minutes 58 seconds West 152.29 feet, South 35 degrees 02 minutes 18 seconds West 13.22 feet, South 26 degrees 16 minutes 03 seconds West 33.32 feet, South 17 degrees 25 minutes 44 seconds East 26.64 feet, South 29 degrees 23 minutes 02 seconds West 40.06 feet at a point at the intersection of the center of said creek and the center of a branch; thence with center of branch and said Graham and Richardson division live South 15 degrees 58 minutes 26 seconds East 57.58 feet, South 8 degrees 54 minutes 34 seconds East 78.59 feet, South 62 degrees 13 minutes 49 seconds West 61.13 feet, South 13 degrees 43 minutes 30 seconds East 57.30 feet, South 20 degrees 02 minutes 56 seconds West 95.05 feet, South 57 degrees

02 minutes 50 seconds West 43.05 feet, South 19 degrees 46 minutes 48 seconds West 30.35 feet, South 53 degrees 01 minutes 45 seconds West 38.28 feet, South 1 degrees 39 minutes 56 seconds East 75.44 feet, South 32 degrees 52 minutes 41 seconds West 72.95 feet, South 9 degrees 47 minutes 09 seconds East 41.55 feet, South 18 degrees 42 minutes 06 seconds West 158.42 feet, South 37 degrees 03 minutes 54 seconds West 130.39 feet, South 16 degrees 54 minutes 12 seconds West 33.75 feet, South 52 degrees 46 minutes 21 seconds West 56.68 feet, South 22 degrees 37 minutes 43 seconds East 32.78 feet, South 77 degrees 28 minutes 29 seconds West 46.44 feet, North 78 degrees 58 minutes 31 seconds West 52.68 feet, South 67 degrees 17 minutes 51 seconds West 89.78 feet, South 47 degrees 22 minutes 54 seconds West 50.54 feet, North 60 degrees 19 minutes 33 seconds West 25.17 feet, South 65 degrees 46 minutes 21 seconds West 25.44 feet, South 10 degrees 42 minutes 27 seconds West 5.00 feet to a point; thence leaving center of branch and continuing with Graham and Richardson division live and up a hollow South 51degrees 26 minutes 40 seconds West, and passing a 20" white oak at 9.25 feet, in all 192.32 feet to an 18" beech, South 73 degrees 34 minutes 44 seconds West 281.74 feet to a 12" poplar, South 74 degrees 58 minutes 19 seconds West 374.65 feet to a 1/2" rebar iron pin set with identification cap "Brewer 2393"; thence leaving hollow and continuing with said Graham and Richardson division line South 6 degrees 51 minutes 10 seconds East 491.22 feet to the point of beginning and containing 72.28 acres, as surveyed by Scottie Brewer, R.L.S., TN License Number 2393, January 20, 2006.

Being the same property conveyed to Anna Marie Elsebough, individually and as Trustee for the Anna Marie Elsebough Trust, by Warranty Deed from Tommy Graham and David Richardson, doing business as Graham and Richardson Properties of record in Book 19, Page 1630, Register's Office for Hickman County, Tennessee, dated August 31, 2006 and recorded on September 05, 2006. (Value or consideration shown in aforementioned deed $182,500.00.) The said Anna Marie Elsebough, died testate and a widow on or about 8/1/2021. Reference is made to the affidavit of heirship of record in Book 45, Page 7799 said Register's Office which names David C. Elsebough as sole heir.

This property is unimproved property known as 0 Ugly Creek Road, Duck River, TN 38454.

Witness my hand this 29th day of October, 2021.

David C. Elsebough, indivdually and as Successor Trustee for the Anna Marie Elsebough Trust

STATE OF Florida
COUNTY OF Hernando

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David C. Elsebough, indivdually and as Successor Trustee for the Anna Marie Elsebough Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 29th day of October, 2021.

Susan Albanese
Notary
My Commission Expires: 6/23/2022

(Notary Seal)

Susan Albanese
Notary Public, State of Florida
My Commission # GG230736
Expires June 23, 2022
Bonded thru CNA SURETY

BK/PG: 45/7801-7802
21006671

2 PGS:AL-QUITCLAIM DEED	
HEATHER BATCH: 74653 12/02/2021 - 01:00 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, HICKMAN COUNTY
ANGIE LUCKETT
REGISTER OF DEEDS

DE 06/19/25 2:34 PM
DE 06/19/25 2:33 PM