

OFFER PACKAGE INFORMATION

TAR Disclosures Attached:

- Confirmation of Agency & Working with a Real Estate Professional
- TAR Disclaimers (2- Attached /Seller & Buyer)
- Wire Fraud Disclosure
- Covid Amendment
- Compensation Agreement

Attached as a Courtesy:

- Warranty Deed – Buyer/Buyer's Agent to independently confirm with a title search during the inspection period
- 2022 Survey - Buyer/Buyer's Agent to independently confirm with a title search during the inspection period
- Restrictions - Buyer/Buyer's Agent to independently confirm with a title search during the inspection period

Earnest Money to be held by:

Dickson Title
702 E. College Street
Dickson, TN 37055

Email Offers to:

chandlem@realtracs.com

&

louise@missychandler.com

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

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:

0 Jones Creek Road Lot 1

White Bluff

TN 37187

PROPERTY ADDRESS

SELLER NAME: William "Bill" Harmon Jr. Cliff Harmon

LICENSEE NAME: Missy Chandler

BUYER NAME:

LICENSEE NAME:

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**
(not an agent for either party).

☐ **Seller is Unrepresented.**

☐ **Agent for the Seller.**

☒ **Designated Agent for the Seller.**

☐ **Disclosed Dual Agent (for both parties),**
with the consent of both the Buyer and the Seller
in this transaction.

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**
(not an agent for either party).

☐ **Buyer is Unrepresented.**

☐ **Agent for the Buyer.**

☐ **Designated Agent for the Buyer.**

☐ **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.

William "Bill" Harmon Jr. 05/30/23 12:03 PM

Seller Signature William "Bill" Harmon Jr. Date

Cliff Harmon 05/30/23 12:04 PM

Seller Signature Cliff Harmon Date

Missy Chandler 05/30/23 11:48 AM

Listing Licensee Missy Chandler Date

Buyer Signature Date

Buyer Signature Date

Selling Licensee Date

Parker Peery Properties

Listing Company

Selling Company

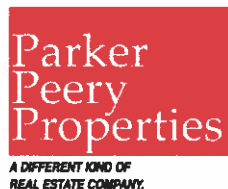
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WORKING WITH A REAL ESTATE PROFESSIONAL

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.

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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.

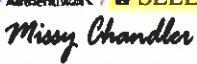
Disclosed Dual Agent (for both parties). Refers to a situation in which the Licensee has agreements to provide services as an agent to more than one party in a specific transaction and in which the interests of such parties are adverse. This agency status may only be employed upon full disclosure to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

 05/30/23 12:03 PM ☐ BUYER / ☒ SELLER William "Bill" Harmon Jr. Date  05/30/23 11:48 AM Real Estate Licensee Missy Chandler Date	 05/30/23 12:04 PM ☐ BUYER / ☒ SELLER Cliff Harmon Date PARKER PEERY PROPERTIES 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.

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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.

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16. 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.

17. 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.

18. 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 William "Bill" Harmon Jr. 05/30/23 at 12:03 PM o'clock ☐ am/ ☐ pm Date	  CLIENT/CUSTOMER Cliff Harmon 05/30/23 at 12:04 PM o'clock ☐ am/ ☐ pm Date
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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".**
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- 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.
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- 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.

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16. 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.

17. 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.

18. 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

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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.

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.

	05/30/23 12:03 PM		05/30/23 12:04 PM
Buyer or Seller	Date	Buyer or Seller	Date
William "Bill" Harmon Jr.		Cliff Harmon	

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RF308 – Wire Fraud Warning, Page 1 of 1

Version 01/01/2023





COVID-19 AMENDMENT/ADDENDUM

In consideration of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to amend, change, delete, supplement or add terms to the Purchase and Sale Agreement with a (Select one):

Binding Agreement Date of _____ OR Offer Date of _____

For the purchase and sale of real Property located at:

0 Jones Creek Road Lot 1 White Bluff TN 37187

As follows:

This COVID-19 AMENDMENT ("Amendment"), between the undersigned Seller and Buyer, is entered into and is effective as of the date and time executed below. Notwithstanding any other provision in the Agreement, if any performance deadline (including, but not limited to, Loan Obligations, Closing Date, Inspection Period or Resolution Period) (herein: "Performance Deadline Periods") in the above referenced Agreement cannot occur as set forth in the Agreement because of a business interruption of a third-party service provider or governmental office that is providing services or information necessary to complete the transaction (including, but not limited to, closing agencies, title underwriters, mortgage lenders, applicable city or county tax assessors' offices, home inspectors and appraisers), and said interruption is directly attributable to the quarantine, closure or other circumstances related to COVID-19 ("COVID-19 Circumstance"), then either Buyer or Seller may notify the other party via the Notification Form or equivalent written notice of the existence of the COVID-19 Circumstance and extend all Performance Deadline Periods by 7 BUS days (the "COVID-19 Extension Period.") This Amendment/Addendum shall be incorporated into the Agreement and all other terms and conditions of the Agreement shall remain in full force and effect.

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

BUYER

BUYER

_____ at _____ o'clock ☐ am/ ☐ pm

_____ at _____ o'clock ☐ am/ ☐ pm

Date

Date

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

William "Bill" Harmon Jr.

Cliff Harmon

SELLER William "Bill" Harmon Jr.

SELLER Cliff Harmon

05/30/23 at 12:03 PM o'clock ☐ am/ ☐ pm

05/30/23 at 12:04 PM o'clock ☐ am/ ☐ pm

Date

Date

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RF679 - COVID-19 Amendment/Addendum, Page 1 of 1

Version 01/01/2023





COMPENSATION AGREEMENT BETWEEN LISTING & SELLING BROKER

This compensation agreement ("Agreement") is entered into this _____ day of _____, _____ and relates to:
0 Jones Creek Road Lot 1 White Bluff TN 37187 ("Property")
 and _____ ("Buyer").

The undersigned Listing Broker is to be paid real estate compensation by the seller upon the closing of the above stated Property. Listing Broker agrees to share its compensation with the undersigned Selling Broker as set forth below:

Listing Broker (Firm Name) Parker Peery Properties

Listing Firm Address: 215 Church Street Dickson TN 37055

Selling Broker (Firm Name) _____

Selling Firm Address: _____

Selling Broker shall receive the following compensation: \$ 0.00 or 3 % of the purchase price of the Property.

In addition, this Agreement is subject to the following terms and conditions:

1. This Agreement shall supersede any previous agreements entered into by the parties.
2. Listing Broker shall have no obligation to the Selling Broker for compensation relating to the above referenced Property, Buyer, and Selling Broker if the Purchase and Sale Agreement that Selling Broker is involved in does not close.
3. There shall be no reduction, change or modification to compensation without prior consent of all Brokers involved.
4. If either licensee, subsequent to entering into this Agreement, unilaterally agrees to a reduction in compensation to be received by the licensee's broker without the consent of the other licensee, the amount of reduction shall be deducted solely from the licensee's broker that reduced the compensation.
5. Listing Broker shall have no obligation to pay above compensation to Selling Broker in the event that such is prohibited by a court order and/or instruction from a lender as could occur in situations including but not limited to, short sales, foreclosures, and bankruptcy proceedings. In the event that such compensation is limited and/or prohibited by such order or instruction, Listing Broker shall only be obligated to pay Selling Broker the compensation which is permitted by such order or instruction. Listing Broker shall advise Selling Broker of any such order or instruction and with permission of both parties provide evidence of such as soon as possible.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph, shall control:

None.

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

Missy Chandler

Parker Peery Properties

By: **Broker or Licensee Authorized by Broker**

LISTING BROKER/FIRM

05/30/23 at 11:48 AM o'clock ☐ am/ ☐ pm

215 Church Street

Date

ADDRESS: Dickson TN 37055

Missy Chandler

PHONE: 615-446-1884

PRINT/TYPE NAME

Email: chandlem@realtracs.com

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

By: **Broker or Licensee Authorized by Broker**

SELLING BROKER/FIRM

_____ at _____ o'clock ☐ am/ ☐ pm

Date

ADDRESS: _____

PRINT/TYPE NAME

Email: _____

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RF702 – Compensation Agreement between Listing and Selling Broker, Page 1 of 1

Version 01/01/2023



This Instrument was Prepared by:
 Bankers Title & Escrow Dickson, LLC
 214 E. College Street, Suite B
 Dickson, TN 37055
 P21-0726-D

Shelly L. Yates, Register
 Dickson County Tennessee
 Rec #: 269637 Instrument #: 330498
 Rec'd: 20.00 Recorded
 State: 962.00 7/23/2021 at 1:30 PM
 Clerk: 1.00 in Volume
 Other: 2.00 V1521
 Total: 985.00 PGS 703-706

WARRANTY DEED

Address of New Owners:
 William Harmon & Cliff Harmon

Send Tax Bills To:
 New Owners

P.O. Box 81
 Charlotte, TN 37036

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
 Robert Steven Larkins, married,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
 William Harmon, Jr., a married man, and Cliff Harmon, a married man,

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Dickson County, State of Tennessee, described as follows, to-wit:

Parcel One: Lying and being in the Twelfth Civil District of Dickson County, Tennessee and being more particularly described as follows:

Tract Five: BEGINNING at a point in the southeastern right of way intersection of Laurel Furnace Road and Jones Creek Road; thence with Jones Creek Road; South 58 degrees 30 minutes 11 seconds East a distance of 43.12 feet to a point; thence with a curve turning to the left with an arc length of 286.88 feet, with a radius of 425.00 feet, with a chord bearing of South 77 degrees 50 minutes 25 seconds East with a chord length of 281.46 feet to a point; thence North 82 degrees 49 minutes 20 seconds East a distance of 134.30 feet to a point; thence North 82 degrees 07 minutes 11 seconds East a distance of 269.00 feet to an iron rod set; thence leaving Jones Creek Road and with the western line of Tract 4; South 10 degrees 20 minutes 27 seconds East a distance of 348.34 feet to an iron rod set in the line of Montgomery Bell State Park (Deed Book 69, Page 197); thence leaving Tract 4 and with MBSP; North 83 degrees 40 minutes 57 seconds West a distance of 908.75 feet to an iron rod set in the eastern right of way of Laurel Furnace Road; thence leaving MBSP and with Laurel Furnace Road; North 29 degrees 53 minutes 35 seconds East a distance of 47.12 feet to appoint; thence North 24 degrees 39 minutes 38 seconds East a distance of 253.07 feet to the point of beginning, having an area of 217800.0 square feet or 5.00 acres, more or less, according to a survey by Brown Land Surveying, LLC, dated February 16, 2015.

Parcel Two: Lying and being in the Twelfth Civil District of Dickson County, Tennessee and being more particularly described as follows:

Tract Twelve: Commencing at the centerline intersection of Laurel Furnace Road and Jones Creek Road; thence North 85 degrees 26 minutes 04 seconds East a distance of 1479.27 feet to an iron rod set in the northern right of way of Jones Creek Road, also being the southeast corner to Tract 11; thence leaving Jones Creek Road and with Tract 11; North 10 degrees 20 minutes 27 seconds West a distance of 638.19 feet to an iron rod set in the southern line of Williams (Deed Book 108, Page 336); thence with Williams and south of a fence passing the corner of Cokran (Volume 204, Page 7); South 84 degrees 17 minutes 35 seconds East a distance of 987.17 feet to an iron rod old with cap being corner to Forman (Deed Book Volume 467, Page 599); thence leaving Cokran and with Forman; South 85 degrees 49 minutes 49 seconds East a distance of 245.70 feet to an iron rod set in the right of way of Jones Creek

Road; thence with Jones Creek Road the following calls to points; South 52 degrees 02 minutes 24 seconds West a distance of 32.92 feet to a point; thence South 56 degrees 13 minutes 34 seconds West a distance of 325.61 feet to a point; thence with a curve turning to the right with an arc length of 689.66 feet; with a radius of 1875.00 feet, with a chord bearing of South 66 degrees 45 minutes 48 seconds West, with a chord length of 685.78 feet to point; thence South 77 degrees 18 minutes 02 seconds West a distance of 184.55 feet to the point of beginning, having an area of 435388.0 square feet or 10.00 acres, more or less according to a survey by Brown Land Surveying, LLC, dated February 16, 2015.

Being a portion of the same property conveyed to V.J. Eleazer, by deed from J.A. Larkins and Mollie T. Larkins and Lelia A. Larkins an Dorcus Overton, dated July 18, 1900, and of record in Deed Book 34, Page 397, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to V.J. Eleazer, by deed from J.A. Larkins, M.F. Larkins, Dorcas Overton, W.R. Overton and Lelia A. Larkins, dated March 24, 1905, and of record in Deed Book 37, Page 26, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to V.J. Eleazer, by deed from W.R. and M.M. Eleazer and E.A. Eleazer, dated September 21, 1906, and of record in Deed Book 37, Page 27, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Ruth Eleazer by deed from Irene Hall and husband, J.L. Hall, Blanch Mitchell and husband, J.E. Mitchell (2/7 undivided interest), dated August 30, 1954, and of record in Deed Book 84, Page 109, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Ruth Eleazer, by deed from Louise Lovell and husband, L.W. Lovell (1/7 undivided interest), dated September 4, 1954, and of record in Deed Book 84, Page 110, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Ruth Eleazer, by deed from Robert Eleazer and wife, Clara Eleazer (1/7 undivided interest), dated April 30, 1965, and of record in Deed Book 85, Page 304, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Ruth Eleazer, by deed from Vanessa Eleazer Claburn (1/7 undivided interest), dated December 19, 1958, and of record in Deed Book 89, Page 33, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Ruth Eleazer (inherited 1/7 undivided interest), by deed from Mary Sue Eleazer Larkins, Mrs. Faustina Eleazer, a widow, and Vanessa Eleazer Claburn, (1/7 undivided interest), dated October 17, 1959, and of record in Deed Book 89, Page 487, in the Register's Office of Dickson County, Tennessee. Also being part of the same property conveyed to Mary Sue Eleazer Larkins, by Executrix Deed from Mary Sue Eleazer Larkins, Executrix of the Estate of Ruth E. Eleazer, dated December 1, 1993, and of record in Volume 350, Page 75, in the Register's Office of Dickson County, Tennessee. Also being part of the same property devised to Robert Steven Larkins by Last Will and Testament of Mary Sue Larkins, Docket Number 09-17-130-D, in the Probate Court of Dickson County, Tennessee and recorded in Volume 1307, Page 116, in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to Jones Creek Road and Laurel Furnace Road.

This conveyance is subject to all matters shown on a survey by Joseph A. Brown, dated February 16, 2015 and revised on may 25, 2021.

This conveyance is subject to a Waterline Easement in favor of Water Authority of Dickson County of record in Volume 978, Page 695 in the Register's Office for Dickson County, Tennessee.

This conveyance is subject to an Easement in favor of Greater Dickson Gas Authority of record in Volume 327, Page 266 in the Register's Office for Dickson County, Tennessee.

This conveyance is subject to a Right of Way Agreement in favor of Hope Natural Gas Company of record in Trust Deed Book 55, Page 134 in the Register's Office for Dickson County, Tennessee.

This conveyance is subject to a Right of Way Agreement in favor of Tennessee Gas Transmission Company of record in Trust Deed Book 64, Page 597 in the Register's Office for Dickson County, Tennessee.

This conveyance is subject to the following restrictions which are covenants running with the land and without which this conveyance would not be made:

1. No trailer, mobile, or pre-manufactured home, nor tent or shack shall be erected or permitted on the property for use as a temporary or permanent residence.
2. The property shall be used for residential purposes only. All dwellings shall be a minimum of 1,200 square feet of heated living area above grade, excluding carports, porches, garages, or any area not fully enclosed.
3. No junk cars or other inoperable vehicles will be allowed. All vehicles must be usable and function under their own power.
4. Livestock (excepting swine) shall be permitted to be kept, providing that the owner shall maintain proper fencing, keep the property clean, and prevent the keeping of any animals from becoming a nuisance to other property owners. If chain-link fencing is used, it shall be permitted in the side and back yards only.

This is (X) Unimproved () Improved property known as Tracts 5 & 12 Jones Creek Road, White Bluff, TN 37187

THIS CONVEYANCE IS SUBJECT TO: 2021 Dickson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The above described property is not a marital residence for said Grantor.

Witness my hand this the 19 day of July, 2021.

Robert Steven Larkins
Robert Steven Larkins

STATE OF Florida
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Steven Larkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19th day of July, 2021.

Brandi Barnett
Notary Public

My Commission Expires: 10/29/2021



STATE OF TENNESSEE
COUNTY OF DICKSON

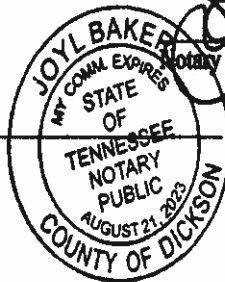
The actual consideration or value, whichever is greater, for this transfer is \$260,000.00.

Whitney K. Pined
Affiant

Subscribed and sworn to before me, this the 20th day of July, 2021.

Joey Baker
Notary Public

My Commission Expires: _____



Map: 95
Parcel: 10.09 & P/O 10.08

May 24, 2023

PER SELLER:

**JONES CREEK ROAD SUBDIVISION
DEED RESTRICTIONS TO BE ADDED AT CLOSING**

This conveyance is subject to the following restrictions which are covenants running with the land and without which this conveyance would not be made:

1. No trailer, mobile, or pre-manufactured home, nor tent or shack shall be erected or permitted on the property for use as a temporary or permanent residence.
2. The property shall be used for residential purposes only. All dwellings shall be a minimum of 1,500 square feet of heated living area above grade, excluding carports, porches, garages, or any area not fully enclosed.
3. No junk cars or other inoperable vehicles will be allowed. All vehicles must be usable and function under their own power.
4. Livestock (excepting swine) shall be permitted to be kept, providing that the owner shall maintain proper fencing, keep the property clean, and prevent the keeping of any animals from becoming a nuisance to other property owners. If chain-link fencing is used, it shall be permitted in the side and back yards only.