

TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE

(For Exempt Properties and Residential Property Disclaimers)

1 Regarding: ("Property") 1700 Bernard Avenue, Nashville, TN 37212

2 PROPERTY ADDRESS

3 Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior
4 injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever
5 been moved from an existing foundation to another foundation, the presence of any known sinkhole, and whether the Sellers
6 have knowledge of any percolation tests or soil absorption rates performed on the Property that are determined or accepted by
7 the Tennessee Department of Environment and Conservation and the results of said tests and/or rates. Sellers, pursuant to
8 Tenn. Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit Development
9 as defined therein and upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws
10 and master deed.

11 **ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** **YES** **NO** **UNKNOWN**

- 12 1. Is there an exterior injection well anywhere on the property?
- 13 2. Is seller aware of any percolation tests or soil absorption rates being
14 performed on the property that are determined or accepted by
15 the Tennessee Department of Environment and Conservation?
16 If yes, results of test(s) and/or rate(s) are attached.
- 17 3. Has any residence on this property ever been moved from its original
18 foundation to another foundation?
- 19 4. Is this property in a Planned Unit Development? Planned Unit Development
20 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,
21 controlled by one (1) or more landowners, to be developed under unified control
22 or unified plan of development for a number of dwelling units, commercial,
23 educational, recreational or industrial uses, or any combination of the
24 foregoing, the plan for which does not correspond in lot size, bulk or type of
25 use, density, lot coverage, open space, or other restrictions to the existing land
26 use regulations." Unknown is not a permissible answer under the statute.
- 27 5. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.
28 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
29 limestone or dolostone strata resulting from groundwater erosion, causing a
30 surface subsidence of soil, sediment, or rock and is indicated through the
31 contour lines on the property's recorded plat map."
- 32 6. Was a permit for a subsurface sewage disposal system for the Property issued
33 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
34 yes, Buyer may have a future obligation to connect to the public sewer system.

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

36 Thomas Kyle Burkett _____

37 **SELLER** B49E2F09F593489... **SELLER**

38 5/21/2024 | 3:49 at PM EDT o'clock am/ pm _____ at _____ o'clock am/ pm

39 **Date** **Date**

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

41 _____

42 **BUYER** **BUYER**

43 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

44 **Date** **Date**

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