



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

- 1 PROPERTY ADDRESS 201 S Point Dr. CITY Camden
2 SELLER'S NAME(S) John & Lillian Jernigan PROPERTY AGE 42 y/o
3 DATE SELLER ACQUIRED THE PROPERTY 6/24/22 DO YOU OCCUPY THE PROPERTY? Yes
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? N/A
5 (Check the one that applies) The property is a site-built home non-site-built home
- 6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units
7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
10 rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.
- 11 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the
12 best of the seller's knowledge as of the Disclosure date.
 - 13 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
 - 14 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
15 occurred since the time of the initial Disclosure, or certify that there are no changes.
 - 16 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information
17 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
18 5-204).
 - 19 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
 - 20 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
21 agreed to in the purchase contract.
 - 22 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
 - 23 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
24 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
25 had no effect on the physical structure of the property.
 - 26 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
27 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
28 (See Tenn. Code Ann. § 66-5-202).
 - 29 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
30 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
31 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
 - 32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
33 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
34 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
 - 35 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
36 not required to repair any such items.
 - 37 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
38 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
 - 39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
40 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
 - 41 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
42 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

This form is copyrighted and may only be used in real estate transactions in which Michael J. Griffis is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at (615) 321-1477.



- 43 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
 44 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
 45 disposal system permit.
- 46 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results
 47 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the
 48 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as
 49 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive
 50 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has
 51 ever been moved from an existing foundation to another foundation.

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

58 The Tennessee Residential Property Disclosure Act states that anyone transferring title to residential real property must
 59 provide information about the condition of the property. This completed form constitutes that disclosure by the Seller. The
 60 information contained in the disclosure is the representation of the owner and not the representation of the real estate licensee
 61 or sales person, if any. This is not a warranty or a substitute for any professional inspections or warranties that the purchasers
 62 may wish to obtain.
 63

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

67 **INSTRUCTIONS TO THE SELLER**

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

71 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:**

- 72 Range Wall/Window Air Conditioning Garage Door Opener(s) (Number of openers 1)
 73 Window Screens Oven Fireplace(s) (Number 1)
 74 Intercom Microwave Gas Starter for Fireplace - thermostat controlled
 75 Garbage Disposal Gas Fireplace Logs TV Antenna/Satellite Dish
 76 Trash Compactor Smoke Detector/Fire Alarm Central Vacuum System and attachments
 77 Spa/Whirlpool Tub Burglar Alarm Current Termite contract
 78 Water Softener Patio/Decking/Gazebo Hot Tub
 79 20 Volt Wiring Installed Outdoor Cooking Grill Washer/Dryer Hookups
 80 Sauna Irrigation System Pool Gas heat w/ electric
 81 Dishwasher A key to all exterior doors Access to Public Streets back up
 82 Sump Pump Rain Gutters Heat Pump
 83 Central Heating Central Air
 84 Other 0220 3-110 to hot water heater Other Carbon monoxide/radon Alarm
 85 Water Heater Electric Gas Solar - tankless
 86 Garage: Attached Not Attached Carport on the property
 87 Water Supply: City Well Private Utility Other _____
 88 Gas Supply: Utility stove Bottled Other _____
 89 Waste Disposal: City Sewer Septic Tank Other _____
 90 Roof(s): Type Metal - 40 yrs Summertown Metal Age (approx): 13 months

91 This form is copyrighted and may only be used in real estate transactions in which Michael I. Griffis is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.

97
98
99
100
101
102
103
104
105

100
101
102
103
104
105
106
107
108
109
110
111
112
113

100 1. ARE YOU (SHOULD) AWARE OF ANY OF THE FOLLOWING?

	YES	NO	UNSURE		YES	NO	UNSURE
101	Interior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
102	Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103	Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furniture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
104	Window	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Oil	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105	Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
106	Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
107	Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
108	Sewer/Septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
109	Electrical System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead Acid Batteries	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
110	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

111 If any of the above is marked YES, please explain.

110 2. ARE YOU (SHOULD) AWARE OF ANY OF THE FOLLOWING?

- 111 1. Substances, materials or products which are known to contain lead, asbestos, radon, or other hazardous substances are used in the construction, renovation, or maintenance of the property?
- 112 2. Features, stored in, attached to, adjacent to, or on the property, are known to contain lead, asbestos, radon, or other hazardous substances?
- 113 3. Any substantial change in lead, asbestos, or radon activity on the property is recognized by the property?
- 114 4. Any change that is made to the property that could result in the release of lead, asbestos, or radon into the property?
- 115 5. Any substantial change in the use of the property that could result in the release of lead, asbestos, or radon into the property?
- 116 6. Lead, asbestos, or radon testing, monitoring, or other detection or control measures are implemented on the property?
- 117 7. Lead, asbestos, or radon testing, monitoring, or other detection or control measures are implemented on the property?
- 118 8. Lead, asbestos, or radon testing, monitoring, or other detection or control measures are implemented on the property?
- 119 9. Lead, asbestos, or radon testing, monitoring, or other detection or control measures are implemented on the property?
- 120 10. Lead, asbestos, or radon testing, monitoring, or other detection or control measures are implemented on the property?
- 121 11. Any significant lead, asbestos, or radon exposure is identified on the property?

92 Other Items:

93
94

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

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

97
98
99

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

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

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

112

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

	YES	NO	UNKNOWN
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date) (check here if unknown)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This form is copyrighted and may only be used in real estate transactions in which Michael J. Griffis is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.



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

Camden Health Department

- | | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|--------------------------|
| 186 26. Is this property in a Planned Unit Development? Planned Unit Development | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 187 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, | | | |
| 188 controlled by one (1) or more landowners, to be developed under unified control | | | |
| 189 or unified plan of development for a number of dwelling units, commercial, | | | |
| 190 educational, recreational or industrial uses, or any combination of the | | | |
| 191 foregoing, the plan for which does not correspond in lot size, bulk or type of | | | |
| 192 use, density, lot coverage, open space, or other restrictions to the existing land | | | |
| 193 use regulations." Unknown is not a permissible answer under the statute. | | | |
| 194 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 195 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of | | | |
| 196 limestone or dolostone strata resulting from groundwater erosion, causing a | | | |
| 197 surface subsidence of soil, sediment, or rock and is indicated through the | | | |
| 198 contour lines on the property's recorded plat map." This disclosure is required | | | |
| 199 regardless of whether the sinkhole is indicated through the contour lines on the | | | |
| 200 property's recorded plat map. | | | |
| 201 28. Was a permit for a subsurface sewage disposal system for the Property issued | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 202 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If | | | |
| 203 yes, Buyer may have a future obligation to connect to the public sewer system. | | | |

204
205 **D. CERTIFICATION.** I/We certify that the information herein, concerning the
206 real property located at

207 210 S. Point Dr. Camden TN

208 is true and correct to the best of my/our knowledge as of the date signed. Should any of these conditions change prior to
209 conveyance of title to this property, these changes shall be disclosed in an addendum to this document.

210 Transferor (Seller) [Signature] Date 10/7/24 Time _____

211 Transferor (Seller) [Signature] Date 10/7/24 Time _____

213 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
214 appropriate provisions in the purchase agreement regarding advice, inspections or defects.

215
216
217 **Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any
218 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are
219 evident by careful observation. **I/We acknowledge receipt of a copy of this disclosure.**

220 Transferee (Buyer) _____ Date _____ Time _____

221 Transferee (Buyer) _____ Date _____ Time _____

222 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
223 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
224 the condominium association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

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

This form is copyrighted and may only be used in real estate transactions in which Michael J. Griffis is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615-321-1477.

