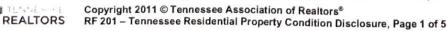


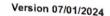
TENNESSEE RESIDENTIAL PROPERTY CONDITION **DISCLOSURE**

1		OPERTY ADDRESS 30 5 Point Dr. CITY Canden					
2	SEI	LLER'S NAME(S) John 3 Lillian Jornigan PROPERTY AGE 42 4/0					
3		TE SELLER ACQUIRED THE PROPERTY 6/24/22 DO YOU OCCUPY THE PROPERTY? Yes					
4	IF I	NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY?					
5	(Ch	neck the one that applies) The property is a site-built home non-site-built home					
6 7 8 9 10	to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'						
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 15	3.	Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have occurred since the time of the initial Disclosure, or certify that there are no changes.					
16 17 18	4.	Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-5-204).					
	-	Calling and and apprical to have a home improving an other invariants of the state					

- 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form. 19
- Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless 20 agreed to in the purchase contract. 21
- 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid. 22
- Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted 23 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which 24 25 had no effect on the physical structure of the property.
- Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only 26 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form 27 (See Tenn. Code Ann. § 66-5-202). 28
- 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions, 29 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the 30 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209). 31
- 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold. 32 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the 33 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase. 34
- 12 Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is 35 not required to repair any such items. 36
- 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a 37 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202). 38
- 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer 39 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters. 40
- 15 Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees 41 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice. 42

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

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

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

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

INSTRUCTIONS TO THE SELLER

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

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

					1007				
72	Range Uwall/Window Air Conditioning			☐ Garage Door Opener(s) (Number of openers 1					
73	Window Screens	O ven		Fireplace(s) (Number)					
74	□ Intercom	Microwave		Was 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	≥220 Volt Wiring	□ Installed Outdoor Cooking Gril	11		C				
30	□ Sauna	□ Irrigation System		□ Pool	Gas heat w/electric				
31	□ Dishwasher	□ A key to all exterior doors		Access to Public Streets					
32	□ Sump Pump	□ Rain Gutters		□ Heat Pump					
33	Central Heating	✔Central Air	1	(,,)					
34	Other 800 3-	110 to hot water hea	Her	Other Carbon Mor	roxide/radon Alarm				
35	Water Heater Lectric	□ Gas	🗆 Solar 🗕	- tankless					
36	Garage: Attached	d Not Attached	□ Carport		the proporting				
37	Water Supply: City	■Well •	□ Private	□ Utility □ Other	4				
38	Gas Supply: Atility	Stove - Bottled	□ Other						
39	Waste Disposal: City Sev	a	Other _						
90	Roof(s): Type Meta	al-40 ys Summerto	run N	Age (approx): 1	3 months				

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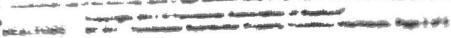
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11. They requirement the Break increases the department on the property?





02 O 03 _	Other Items:									
_	To the best of your knowledge, are any of the above NOT in operating condition?									
96 If 97 98 99	f YES, then describ	e (attach	addition	al sheets if necessary	():					
00 B	3. ARE YOU (SE	LLER)	AWARE	OF ANY DEFEC	rs/malfunctio	ONS IN AN	Y OF T	HE FO	LLOWING	; ?
		YES	NO	UNKNOWN			YES	NO	UNKNO	WN
1 I	nterior Walls		·		Roof					
2 C	Ceilings		W/		Basement					
3 F	loors		0		Foundation			2		
4 V	Vindows		0		Slab			2		
5 D	Doors				Driveway			5		
6 I1	nsulation				Sidewalks			2		
7 P	lumbing System				Central Heatin	g		♥/		
8 S	Sewer/Septic				Heat Pump			V		
	Electrical System				Central Air Co	onditioning		√		
	Exterior Walls		₹							
	f any of the above i	s/are mar	ked YES	, please explain:						
3 (c. ARE YOU (SE	LLER)	AWARE	OF ANY OF THE	FOLLOWING:	YES	NO	UNI	KNOWN	
	Substances, mat such as, but not or chemical stor water, on the su property?	erials or limited to age tanks bject	products o: asbest s, contam	which may be envir tos, radon gas, lead- linated soil or	conmental hazards based paint, fuel		₽⁄			
2	not limited to, for use and main	ences, and itenance	d/or driv	adjoining land owne eways, with joint rig	ints and obligations	ut 🗆	ď	_		
3	property, or con	tiguous to	o the pro	drainage or utilities perty?			₽			
4.	Any changes sin	ice the m	ost recen	t survey of the prop	erty was done? (Date) (check here	⊔ if unkno	wn)	o ⁄	
	Most recent surv	ey of the	property	y:			n unkik	- 2000 	_	
5.	ownership intere	est in the	ргорепу	r similar items that			E			
6.	renairs made wit	thout nec	essary pe	cations or other alte			~			
7.	renairs not in co	mpliance	with bu	cations or other alte			V	_		
8.	Landfill (compa	cted or o	therwise	on the property or	any portion		■2	_	J	
				ippage, sliding or of			19			
							0			
5 10	1. Any requiremen	t that floo	od insura	nce be maintained of	on the property?		0			

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			YES	NO	UNKNOWN	
137 138 139	12.	Property or structural damage from fire, earthquake, floods, or landslides? If yes, please explain (use separate sheet if necessary).				
140 141 142 143 144 145 146 147	13.	If yes, has said damage been repaired? Is the property serviced by a fire department? If yes, in what fire department's service area is the property located? (Fire Department) Chalkhill Volunteer Fire Department Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	ept. Locator	can be	found:	
148 149	14.	Any zoning violations, nonconforming uses and/or violations of "setback" requirements?				
150	15.	Neighborhood noise problems or other nuisances?		1		
151	16.	Subdivision and/or deed restrictions or obligations?	0	0		
152 153 154	17.	A Condominium/Homeowners Association (HOA) which has any authority over the subject property? Name of HOA: HOA Address				
155		HOA Phone Number: Monthly Dues	3:	$\overline{}$		
156 157		Name of HOA: HOA Address HOA Phone Number: Special Assessments: Management Company: Management Co. Address: Management Co. Address:		1		
158		Management Co. Address.				
159 160	18.	Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?		0		
161	19.	Any notices of abatement or citations against the property?		9		
162 163	20.	Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?				
164 165 166 167 168		Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding payment information.				
169	22.	Any exterior wall covering of the structure(s) covered with exterior				
170 171		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?				
172 173 174 175 176 177 178		(The Tennessee Real Estate Commission urges any buyer or setter who e professional inspect the structure in question for the preceding concern and p finding.) If yes, please explain. If necessary, please attach an additional sheet.	encounters provide a w	this pro	oduct to have a qualified eport of the professional's	
179	23.	Is there an exterior injection well anywhere on the property?		S	0	
180 181 182	24.	performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation?	amden	-the	oth Departmen	t
183 184 185	25.	Has any residence on this property ever been moved from its original foundation to another foundation?		0		

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			YES	NO.	UNKNOWN
186	26.	Is this property in a Planned Unit Development? Planned Unit Development		V	
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.		0	
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			
		regardless of whether the sinkhole is indicated through the contour lines on the			
199					
200	20	property's recorded plat map.	_		
201	28.	Was a permit for a subsurface sewage disposal system for the Property issued		L#	
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	n	CERTIFICATION. I/We certify that the information herein, concerning the			
205	D.	CERTIFICATION. I'we certify that the information herein, concerning the			
206		real property located at 210 S. Point Dr. Camden T	(1		
207		is true and correct to the best of my/our knowledge as of the date signed. Should	d any of t	hese cor	ditions change prior to
208		conveyance of title to this property, these changes shall be disclosed in an adde	ndum to t	his docu	ment.
209		Till: W. B.	11/2	lost	T:
210		Transferor (Seller) Da Da Da	te ////	127	11me
044		Transferor (Seller) Da	te 10/1	124	Time
211		Transferor (Series) 450°	10/		
212				10.00	
213		Parties may wish to obtain professional advice and/or inspections of t	he proper	ty and to	negotiate
214		appropriate provisions in the purchase agreement regarding advice	e, inspecti	ons or de	efects.
215					
216	-	ansferee/Buyer's Acknowledgment: I/We understand that this disclosure states	nent is no	t intende	ed as a substitute for any
217	Ira	pection, and that I/we have a responsibility to pay diligent attention to and inquir	e about th	ose mate	erial defects which are
218	inst	dent by careful observation. I/We acknowledge receipt of a copy of this discle	osure.		
219	evic	906 C 94 (1911 C 1911 E 1			m'
220		Transferee (Buyer)Da	te		Time
		Da	te		Time
221		Transferee (Buyer) Da	given n	tice that	t the transferee/huver is
222	If the	ne property being purchased is a condominum, the transferce object is necessity	f the con	dominiu	m from the developer or
223	enti	tled, upon request, to receive certain information regarding the administration of	866-27-5	02::::::::::::::::::::::::::::::::::::	ii iioni nie developel or
224	the	condominium association as applicable, pursuant to Tennessee Code Annotated	300-27-3	02.	

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 language that is in addition to the language manufactory of the sequence of th 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

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