

# Residential Property CMA

## Under Contract - Showing

MLS	Address	Sub/Dev	Acres	BR	Bath	Year Built	Gar	SqFt	LP/SF	List Price	DOM	LTC
2443249	825 Luxemburg Dr	Highlands Of Tulip Grove	0.42	3	2 / 0	1976	2	1,259	\$298	\$375,000	11	16
<b>Average</b>			<b>0.42</b>	<b>3</b>	<b>2 / 0</b>	<b>1976</b>	<b>2</b>	<b>1,259</b>	<b>\$297.86</b>	<b>\$375,000</b>	<b>11</b>	<b>16</b>
<b>Median</b>			<b>0.42</b>	<b>3</b>	<b>2 / 0</b>	<b>1976</b>	<b>2</b>	<b>1,259</b>	<b>\$297.86</b>	<b>\$375,000</b>	<b>11</b>	<b>16</b>

## Closed

MLS	Address	Sub/Dev	Acres	BR	Bath	Year Built	Gar	SqFt	LP/SF	List Price	SP/SF	Sales Price	Closed	DOM	LTC	CTC
2363353	644 Frankfort Dr	Tulip Grove	0.36	3	2 / 0	1986	1	1,175	\$254	\$299,000	\$249.36	\$293,000	4/11/22	0	2	32
2356757	1401 Woodchimes Ct	Jacksons Retreat	0.21	3	2 / 0	1986	1	1,256	\$239	\$299,800	\$278.66	\$350,000	3/7/22	2	4	14
2396845	636 Frankfort Dr	Tulip Grove	0.39	3	2 / 0	1985	1	1,175	\$255	\$300,000	\$242.04	\$284,400	7/25/22	6	20	25
2414503	852 Stoner Mill Ln	Stoner Mill	0.26	3	2 / 0	1989	1	1,317	\$243	\$320,000	\$247.53	\$326,000	9/13/22	3	6	43
2331838	201 Bonnalynn Dr	Hermitage Hills	0.42	3	2 / 0	1960	2	1,188	\$278	\$330,000	\$290.40	\$345,000	1/27/22	1	3	18
2317875	668 Atlanta Dr	Tulip Grove	0.36	3	2 / 0	1972	2	1,375	\$247	\$339,900	\$272.73	\$375,000	1/21/22	2	5	17
2345233	608 Mercer Dr	Highlands Of Tulip Grove	0.24	3	2 / 0	1986	1	1,212	\$281	\$340,000	\$280.53	\$340,000	2/17/22	8	9	28
2374804	832 Hermitage Rdg	Hermitage Hills	0.29	3	2 / 0	1974	1	1,347	\$260	\$350,000	\$282.11	\$380,000	5/12/22	2	4	24
2390274	4309 Valley Grove Dr	Valley Grove	0.19	3	2 / 0	1987	1	1,161	\$306	\$355,000	\$310.08	\$360,000	7/1/22	3	29	32
2412675	656 Old Lebanon Dirt Rd S Lot 178	Rachels Retreat	0.25	3	2 / 0	1989	1	1,374	\$262	\$359,900	\$243.81	\$335,000	8/30/22	3	15	35
2347366	4420 Andrew Jackson Pkwy Lot 094	Tulip Grove	0.32	3	2 / 0	1968	2	1,375	\$262	\$360,000	\$247.27	\$340,000	3/1/22	12	19	21
<b>Average</b>			<b>0.3</b>	<b>3</b>	<b>2 / 0</b>	<b>1980</b>	<b>1</b>	<b>1,269</b>	<b>\$262.39</b>	<b>\$332,145</b>	<b>\$267.68</b>	<b>\$338,945</b>		<b>4</b>	<b>11</b>	<b>26</b>
<b>Median</b>			<b>0.29</b>	<b>3</b>	<b>2 / 0</b>	<b>1986</b>	<b>1</b>	<b>1,256</b>	<b>\$259.84</b>	<b>\$339,900</b>	<b>\$272.73</b>	<b>\$340,000</b>		<b>3</b>	<b>6</b>	<b>25</b>

Acres Max: 0.5; Baths Min: 2; Beds Total Min: 3; County: Davidson (TN); Garage Prk Min: 1; Include Auction: True; Max. Closed Date: 10/15/2022; Min. Closed Date: 10/15/2021; SqFt Total Max: 1400; SqFt Total Min: 1100; Status: Active, ComingSoonHold, UnderContractShowing, UnderContractNotShowing, Closed; Year Built Max: 1990; Zip: 37076;

Days on Market (DOM) - The number of days the listing was in an Active status

List to Contract (LTC) - The number of days between the list date and the date the property went under contract

Contract to Close (CTC) - The number of days between the date the listing went under contract and the date the listing closed

Report Date: 10/15/22  
Information believed to be accurate  
but not guaranteed.  
© 2022 Realtracs, Inc.

prepared by  
**Cynthia Walker**  
**Walker Auction & Realty, LLC**  
cynthiawalker411@gmail.com  
(615) 308-1991



**\$335,000 \$244/sqft -Sold -**

(Last List \$359,900 - \$262/sqft)

**656 Old Lebanon Dirt Rd S Lot 178**

**Hermitage, TN 37076**

**3 Beds, 2 Baths, 1374 SqFt**

**Directions:** TN-45 N exit, EXIT 221A, toward The Hermitage. Turn slight left onto Old Hickory Blvd/TN-45. Turn right onto Andrew Jackson Pkwy. Turn right onto Old Lebanon Dirt Rd. House is on the right.

**MLS #: 2412675**

<b>Status:</b>	Closed 8/30/22
<b>Year Built:</b>	1989 Existing
<b>County:</b>	Davidson County, TN
<b>Subdivision:</b>	Rachels Retreat
<b>Class - Type:</b>	Residential - Site Built
<b>Annual Taxes:</b>	\$1,845   086-04-0-026.00
<b>Days On Market:</b>	3

**Public Remarks:** Beautiful well maintained 3 bedroom 2 bath one-level home. This home is move-in ready and ready for its new owners! It is situated in a quiet community with updated flooring and a spacious backyard that includes a deck. The HVAC unit and heat pump were replaced in 2016. Conveniently located minutes from multiple grocery stores, 10 minutes to Percy Priest Lake & Two Rivers Park, and 20 minutes from Downtown.

**Private Remarks:** Property is being sold "AS IS". 2 burning bushes and 1 bell tree will be removed from the front yard. Seller to close at TN Nations Title/Nashville. Please send offers to kghomes@kw.com. Buyer/Buyer's agent to verify square footage, room sizes, schools, and any other pertinent information.

**General Information**

**Acres:** 0.25 / Tax Record  
**Basement:** None / Crawl  
**Construction:** Partial Brick / Vinyl Siding  
**Deed Book and Page:** 5200 / 516  
**Floors:** Carpet / Laminate

**Listing Detail:** Exclusive Right To Sell - Standard  
**Lot:** 84 X 108  
**Mailbox:** Mailbox  
**Parking (Garage):** 1 / Attached - FRONT  
**Parking (Open):** 2 / Concrete / Driveway

**Roof:** Asphalt  
**Stories:** 1  
**Unit Location:** End

**Rooms and Dimensions**

**Living Room:** / Separate  
**Kitchen:** / Eat-In  
**Primary Bath:** Tub Shower Combo  
**Bed 1:** / Full Bath  
**Bed 2:**  
**Bed 3:**  
**Bed 4:**

**Dining Room:** / Separate  
**Den:**  
**Rec Room:**  
**Hobby Room:**  
**Additional Room 1:**  
**Additional Room 2:**

**Room Totals and Square Footage**

<b>Main Floor:</b>	3 Beds	2 FB	0 HB	1374 SF
<b>Total:</b>	3 Beds	2 Full Bath	0 Half Bath	1374 SqFt / Tax Record

**Utilities**  
 City Water / Public Sewer  
 Central Air Cooling  
 Heat Pump Heat

**Appliances**  
 Electric Stove  
 Electric Single Oven  
 Dishwasher / Disposal /  
 Refrigerator

**Interior Features**  
 1 Fireplace  
 Ceiling Fan  
 Gas Fireplace  
 Utility Connection

**Exterior Features**  
 No Pool  
 Deck  
 Porch

**Schools**

**Elementary 1:** Dodson Elementary  
**Middle/JR:** Dupont Tyler Middle School  
**High:** McGavock Comp High School

**Miscellaneous**

**Financing:** Conventional / FHA / Other / VA  
**Restrictions:** Renting Permitted / Pets Permitted  
**Energy Features:**  
**Green Certifying Body:**  
**Accessibility Features:**

**Office and Showing Information**

**Showing Info:**  
**List Agent:** Karina Gonzalez / (615) 803-4228  
**List Office:** Keller Williams Realty / (615) 425-3600  
**Co-List Agent:**  
**Co-List Office:**

**Buyer Broker:** 3  
**Dual/Variable:** No

**Contract Information**

**Sales Agent:** Luke Rust / (615) 710-2086  
**Sales Office:** Stevens Group / (615) 366-8900  
**Co-Sales Agent:**  
**Co-Sales Office:**  
**Terms:** FHA  
**Possession:** Immediate  
**List Date:** 7/11/22  
**Available for Showing Date:**

**Under Contract Date:** 7/26/22  
**Closing Date:** 8/30/22  
**Contract to Closed Days:** 35  
**Sales Price:** \$335,000  
**Seller Paid Closing Costs:** \$0  
**New Construction PreSale:** No  
**Original List Price:** \$359,900

Requested by: Cynthia Walker

*Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.*  
 © 2022 Realtracs, Inc.

Report Date: 10/15/22



**\$376,000 \$243/sqft -For Sale -**

**604 Old Lebanon Dirt Rd  
Hermitage, TN 37076**

**3 Beds, 1/1 Baths, 1550 SqFt**

**Directions:** Head northwest on Old Hickory Blvd toward Andrew Jackson Pkwy Turn right onto Andrew Jackson Pkwy Turn right onto Old Lebanon Dirt Rd

**MLS #: 2423963**

**Status:** Active  
**Year Built:** 1984 Existing  
**County:** Davidson County, TN  
**Subdivision:** Jacksons Retreat  
**Class - Type:** Residential - Site Built  
**Annual Taxes:** \$1,835 | 086-04-0-004.00  
**Days On Market:** 72

**Public Remarks:** Fantastic 3 bedroom, 1.5 bathroom home in sought after Hermitage location. A must see! Flow into the living room featuring a cozy fireplace, perfect for entertaining. Enjoy cooking in this stylish kitchen with stainless appliances, ample cabinets and generous counter space, great for food preparation. Lighting, laminate flooring, and fixtures flow throughout. The main bedroom boasts a private ensuite bathroom and closet. Other bedrooms offer ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a covered deck, garden shed and lush grass. Don't wait! Make this beautiful home yours today.

**Private Remarks:** For questions call Deb Wilson (615) 219-4082. For financing options and to qualify for a \$2,500 Lender Credit, direct your buyer to [www.Lower.com/go](http://www.Lower.com/go). Use ShowingTime to schedule adv tour/get access & by licensed agents. Submit offer/check status/access necessary doc [opendoor.com/make-offer](http://opendoor.com/make-offer). Buyr reqd sign ABAD. FHA Eligible 10/14

**General Information**

**Acres:** 0.27 / Tax Record  
**Basement:** None / Crawl  
**Construction:** Partial Brick / Vinyl Siding

**Floors:** Carpet / Laminate / Vinyl  
**Listing Detail:** Exclusive Agency - Standard  
**Lot:** 80 X 147

**Stories:** 2

**Rooms and Dimensions**

**Living Room:**  
**Kitchen:**  
**Primary Bath:**  
**Bed 1:**  
**Bed 2:**  
**Bed 3:**  
**Bed 4:**

**Dining Room:**  
**Den:**  
**Rec Room:**  
**Hobby Room:**  
**Additional Room 1:**  
**Additional Room 2:**

**Room Totals and Square Footage**

<b>Main Floor:</b>	0 Bed	0 FB	1 HB	800 SF
<b>Second Floor:</b>	3 Beds	1 FB		750 SF
<b>Total:</b>	3 Beds	1 Full Bath	1 Half Bath	1550 SqFt / Owner Supplied

**Utilities**  
City Water / Septic Tank  
Electric  
Central Heat / Electric

**Appliances**  
Gas Stove  
Electric Single Oven

**Interior Features**  
1 Fireplace

**Exterior Features**

**Schools**

**Elementary 1:** Dodson Elementary  
**Middle/JR:** Dupont Hadley Middle School  
**High:** McGavock Comp High School

**Miscellaneous**

**Financing:**  
**Energy Features:**  
**Green Certifying Body:**  
**Accessibility Features:**

**Office and Showing Information**

**Showing Info:** 🏠 Schedule Showing *powered by Zillow's ShowingTime*  
**Showing Phone:** (855) 915-0167  
**List Agent:** Feras Rachid / (615) 505-4337  
**List Office:** OPENDOOR BROKERAGE, LLC / (615) 505-4337  
**Co-List Agent:** Deb Wilson, Broker / (615) 219-4082  
**Co-List Office:** OPENDOOR BROKERAGE, LLC / (615) 505-4337

**Buyer Broker:** 2.00  
**Dual/Variable:** Yes

**Contract Information**

**Sales Agent:**  
**Sales Office:**  
**Co-Sales Agent:**  
**Co-Sales Office:**  
**Terms:**  
**Possession:** Date of Deed  
**List Date:** 8/4/22  
**Available for Showing Date:**

**Under Contract Date:**  
**Closing Date:**  
**Contract to Closed Days:**  
**Sales Price:**  
**Seller Paid Closing Costs:**  
**New Construction PreSale:**  
**Original List Price:** \$396,000

Requested by: Cynthia Walker

*Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.*  
© 2022 Realtracs, Inc.

Report Date: 10/15/22



**\$375,000 \$299/sqft -Sold -**

(Last List \$365,000 - \$291/sqft)

**5953 Colchester Dr  
Hermitage, TN 37076**

**3 Beds, 2 Baths, 1254 SqFt**

**Directions:** Take I40E take Exit 221B. Left onto Old Hickory Boulevard. Right onto Central Pike. Left onto North New Hope Road. Left into Farmingham Woods. Left onto Colchester Drive.

**MLS #: 2398515**

**Status:**

Closed 7/25/22

**Year Built:**

1992 Existing

**County:**

Davidson County, TN

**Subdivision:**

Farmingham Woods

**Class - Type:**

Residential - Site Built

**Annual Taxes:**

\$1,634 | 087-05-0A-048.00-CO

**Days On Market:**

1

**Public Remarks:** Showings start Saturday morning! Light-filled, picture perfect cottage under \$400,000! 2 bedrooms on first floor! Quiet neighborhood w/ no through traffic. Newer roof and HVAC. Easy drive to airport, Downtown Nashville, & Mt. Juliet.

**Private Remarks:** See attached offer instructions. Sellers need to close no earlier than July 31st. Refrigerator, portable AC unit in upstairs bedroom, microwave, grill on patio, & "smart" garage door opener remain.

### General Information

**Acres:** 0.12 / Tax Record

**Association Fee:** \$250 Annually

**Association Fee Includes:** Exterior Maintenance / Insurance

**Basement:** Full / Slab

**Construction:** Partial Brick

**Floors:** Carpet / Laminate / Tile

**Listing Detail:** Exclusive Right To Sell - Standard

**Lot:** 40 X 125 / Level

**Parking (Garage):** 1 / Attached - FRONT

**Roof:** Composition Shingle

**Stories:** 2

**Style:** Cottage

### Rooms and Dimensions

**Living Room:** 23x15 / Great Room

**Kitchen:** 15x10 / Pantry

**Primary Bath:**

**Bed 1:** 14x13 / Suite

**Bed 2:** 10x9

**Bed 3:** 15x9

**Bed 4:**

**Dining Room:**

**Den:**

**Rec Room:**

**Hobby Room:**

**Additional Room 1:**

**Additional Room 2:**

### Room Totals and Square Footage

**Main Floor:** 2 Beds 2 FB 0 HB 1154 SF

**Second Floor:** 1 Bed 100 SF

**Total:** 3 Beds 2 Full Bath 0 Half Bath 1254 SqFt / Tax Record

#### Utilities

City Water / Public Sewer

Central Air Cooling

Central Heat / Heat Pump Heat

#### Appliances

Electric Cooktop Range

Electric Single Oven

Microwave / Refrigerator

#### Interior Features

Ceiling Fan

Smart Thermostat

Wood Burning Fireplace

#### Exterior Features

Privacy Fence

Garage Door Opener

Deck

### Schools

**Elementary 1:** Dodson Elementary

**Middle/JR:** Dupont Tyler Middle School

**High:** McGavock Comp High School

### Miscellaneous

**Financing:**

**Miscellaneous:** Smoke Detectors

**Energy Features:**

**Green Certifying Body:**

**Accessibility Features:**

### Office and Showing Information

**Showing Info:**

**Showing Phone:** (800) 746-9464

**List Agent:** Brooks Spellings / (615) 878-4303

**List Office:** Corcoran Reverie / (615) 250-7880

**Co-List Agent:**

**Co-List Office:**

**Buyer Broker:** 3

**Dual/Variable:** No

### Contract Information

**Sales Agent:** Wesley Willoughby / (615) 663-5978

**Sales Office:** Benchmark Realty, LLC / (615) 432-2919

**Co-Sales Agent:**

**Co-Sales Office:**

**Terms:** Conventional

**Possession:** Negotiable

**List Date:** 6/10/22

**Available for Showing Date:**

**Under Contract Date:** 6/20/22

**Closing Date:** 7/25/22

**Contract to Closed Days:** 35

**Sales Price:** \$375,000

**Seller Paid Closing Costs:** \$0

**New Construction PreSale:** No

**Original List Price:** \$365,000

Requested by: Cynthia Walker

*Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.*

Report Date: 10/15/22

© 2022 Realtors, Inc.

**TENNESSEE RESIDENTIAL PROPERTY  
CONDITION EXEMPTION**

1 Property Address: 600 Old Lebanon Dirt Rd. Hermitage TN 37076  
2 Buyer: \_\_\_\_\_  
3 Seller: Mike Walker Cynthia Walker

4 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units  
5 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential  
6 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may  
7 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'  
8 rights and obligations under the Act. A complete copy of the Act may be found at: <http://www.tn.gov/regboards/trec/law.shtml>.  
9 (See Tenn. Code Ann. § 66-5-201, et seq.)

- 10 1. Sellers must disclose all known material defects, and must answer the questions on the Disclosure form in good faith to  
11 the best of the seller's knowledge as of the Disclosure date.
- 12 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 13 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have  
14 occurred since the time of the initial Disclosure, or certify that there are no changes.
- 15 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s), or certain  
16 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code  
17 Ann. § 66-5-204).
- 18 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 19 6. 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 8. 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 had no effect on the physical structure of the property.
- 25 9. 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 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited  
43 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage  
44 disposal system permit.

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

45 17. Sellers must disclose the presence of any known exterior injection well, the presence of any known sinkhole(s), the results  
46 of any known percolation test or soil absorption rate performed on the property that is determined or accepted by the  
47 Department of Environment and Conservation, and whether the property is located within a Planned Unit Development as  
48 defined by Tenn. Code Ann. § 66-5-213 and, if requested, provide buyers with a copy of the development's restrictive  
49 covenants, homeowner bylaws and master deed. Sellers must also disclose if they have knowledge that the residence has  
50 ever been moved from an existing foundation to another foundation.

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

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

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

65 The undersigned Seller of the property described as 600 Old Lebanon Dirt Rd Hermitage TN 37076 does  
66 hereby notify Buyer that said property is being offered without a Residential Property Condition Disclosure Statement as  
67 provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Tenn. Code Ann. § 66-5-209  
68 for the following reason(s):

- 69  This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the administration  
70 of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in a  
71 bankruptcy, transfers by eminent domain and transfers resulting from a decree of specific performance.
- 72  This is a transfer to a beneficiary of a deed of trust by a trustor or successor in interest who is in default; transfers by  
73 a trustee under a deed of trust pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust who  
74 has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust or has acquired  
75 the real property by a deed in lieu of foreclosure.
- 76  This is a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship  
77 or trust.
- 78  This is a transfer from one (1) or more co-owners solely to one (1) or more co-owners. This provision is intended to  
79 apply and only does apply in situations where ownership is by a tenancy by the entirety, a joint tenancy or a tenancy  
80 in common and the transfer will be made from one (1) or more of the owners to another owner or co-owners holding  
81 property either as a joint tenancy, tenancy in common or tenancy by the entirety.
- 82  This is a transfer made by virtue of the record owner's failure to pay federal, state or local taxes.
- 83  This is a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.
- 84  This is a transfer made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity  
85 of one (1) or more of the transferors.
- 86  This is a transfer to or from any governmental entity of public or quasi-public housing authority or agency.
- 87  This is a transfer involving the first sale of a dwelling provided that the builder offers a written warranty.
- 88  This is a transfer of any property sold at public auction.
- 89  This is a transfer of any property where the owner has not resided on the property at any time within three (3) years  
90 prior to the date of transfer.
- 91  This is a transfer from a debtor in a chapter 7 or a chapter 13 bankruptcy to a creditor or third party by a deed in lieu  
92 of foreclosure or by a quitclaim deed.

93 Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior  
94 injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever  
95 been moved from an existing foundation to another foundation, whether the Sellers have knowledge of any percolation tests or  
96 soil absorption rates performed on the Property that are determined or accepted by the Tennessee Department of Environment  
97 and Conservation and the results of said tests and/or rates, and the presence of any known sinkholes. Sellers, pursuant to Tenn.

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



98 Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit Development and  
99 upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed.

100 **CHECK ALL THAT APPLY:**

- | 101 | YES                      | NO                                  | UNKNOWN                  |   |
|-----|--------------------------|-------------------------------------|--------------------------|---|
| 102 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Seller knows of the presence of an exterior injection well on the Property.  |
| 103 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Seller knows that a single family residence located on Property has been moved from an existing foundation to another foundation.  |
| 104 |                          |                                     |                          |   |
| 105 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Seller knows of a percolation test(s) that has been performed on the Property that is determined or accepted by the Tennessee Department of Environment and Conservation. If yes, results of test(s) are attached.   |
| 106 |                          |                                     |                          |   |
| 107 |                          |                                     |                          |   |
| 108 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Seller knows of soil absorption rate(s) that has been performed on the property that is determined or accepted by the Tennessee Department of Environment and Conservation. If yes, results of rate(s) are attached.   |
| 109 |                          |                                     |                          |   |
| 110 |                          |                                     |                          |   |
| 111 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Seller knows of a sinkhole(s) present on the Property. A sinkhole is defined pursuant to Tenn. Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock and is indicated through the contour lines on the Property's recorded plat map."  |
| 112 |                          |                                     |                          |   |
| 113 |                          |                                     |                          |   |
| 114 |                          |                                     |                          |   |
| 115 |                          |                                     |                          |   |
| 116 | <input type="checkbox"/> | <input type="checkbox"/>            |                          | 6. This Property is located in a Planned Unit Development. Planned Unit Development is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, controlled by one (1) or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk or type of use, density, lot coverage, open space, or other restrictions to the existing land use regulations." Upon request, Seller shall provide to buyers copies of the development's restrictive covenants, homeowner bylaws and master deed. Unknown is not an appropriate response under the statute. |
| 117 |                          |                                     |                          |   |
| 118 |                          |                                     |                          |   |
| 119 |                          |                                     |                          |   |
| 120 |                          |                                     |                          |   |
| 121 |                          |                                     |                          |   |
| 122 |                          |                                     |                          |   |
| 123 |                          |                                     |                          |   |
| 124 |                          |                                     |                          |   |
| 125 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |                          | 7. A permit for a subsurface sewage disposal system for the Property was issued during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409. If yes, Buyer may have a future obligation to connect to the public sewer system.   |
| 126 |                          |                                     |                          |   |
| 127 |                          |                                     |                          |   |

128 Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its  
129 improvements, are being offered by Seller except in the case where transfer involves the first sale of a dwelling in which builder  
130 offers a written warranty and those required by Seller pursuant to Tenn. Code Ann. §§ 66-5-212 and 66-5-213. Furthermore,  
131 the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

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

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

136   
137 **SELLER**

  
**SELLER**

138 4/27/22 at 7:00 o'clock  am/  pm  
139 **Date**

10-27-2022 at 7:00 o'clock  am/  pm  
**Date**

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

141 \_\_\_\_\_  
142 **BUYER**

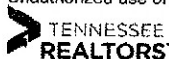
\_\_\_\_\_ **BUYER**

143 \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
144 **Date**

\_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
**Date**

*NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR 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 Cynthia C. Walker is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615-321-1477.



## CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose his or her 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:

600 Old Lebanon Dirt Rd. Hermitage TN 37076

PROPERTY ADDRESS

SELLER NAME: <u>Mike Walker / Cynthia Walker</u> LICENSEE NAME: <u>[Signature]</u> in this consumer's current or prospective transaction is serving as: <input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party). <input type="checkbox"/> Seller is Unrepresented. <input type="checkbox"/> Agent for the Seller. <input checked="" type="checkbox"/> Designated Agent for the Seller. <input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.	BUYER NAME: _____ LICENSEE NAME: _____ in this consumer's current or prospective transaction is serving as: <input type="checkbox"/> Transaction Broker or Facilitator. (not an agent for either party). <input type="checkbox"/> Buyer is Unrepresented. <input type="checkbox"/> Agent for the Buyer. <input type="checkbox"/> Designated Agent for the Buyer. <input type="checkbox"/> Disclosed Dual Agent (for both parties), with the consent of both the Buyer and the Seller in this transaction.
--	--

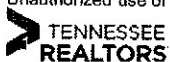
This form was delivered in writing, as prescribed by law, to any unrepresented buyer prior to the preparation of any offer to purchase, OR to any unrepresented seller prior to presentation of an offer to purchase; OR (if the Licensee is listing a property without an agency agreement) prior to execution 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, 3<sup>rd</sup> 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.

Seller Signature <u>[Signature]</u>	Date <u>10/27/22</u>	Buyer Signature _____	Date _____
Seller Signature <u>Cynthia Walker</u>	Date <u>10/27/22</u>	Buyer Signature _____	Date _____
Listing Licensee _____	Date _____	Selling Licensee _____	Date _____
615-308-9009 <u>Walker Auction &amp; Realty LLC</u>	_____	_____	_____
Listing Company _____	_____	Selling Company _____	_____

NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR 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 Cynthia C. Walker is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615-321-1477.





## DISCLAIMER NOTICE

1 The Brokers and their affiliated licensees (hereinafter collectively "Licensees") involved in the Purchase and Sale  
2 Agreement (hereinafter "Agreement") regarding real estate located at  
3 600 Old Lebanon Dirt Rd Hermitage TN 37076 hereinafter "Property")  
4 are not attorneys and are not structural or environmental engineers. They are engaged in bringing together buyers  
5 and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed  
6 opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and  
7 buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making  
8 decisions about any of the following matters, including the selection of any professional to provide services on  
9 behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified  
10 professional", who complies with all applicable state/local requirements, which may include licensing, insurance,  
11 and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to  
12 purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough  
13 time to get an evaluation of the following matters from an independent, qualified professional. The matters listed  
14 below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with  
15 whom you work. These items are examples and are provided only for your guidance and information.

- 16 **1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional  
17 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the  
18 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the Property.
- 19 **2. THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the  
20 condition of the roof.
- 21 **3. HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for  
22 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,  
23 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the  
24 Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of Home  
25 Inspectors ([www.ashi.com](http://www.ashi.com)), the National Association of Certified Home Inspectors ([www.nahi.org](http://www.nahi.org)), and Home  
26 Inspectors of Tennessee Association ([www.hita.us](http://www.hita.us)) and independently investigate the competency of an  
27 inspector, including whether he has complied with State and/or local licensing and registration requirements in  
28 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-  
29 plumbing, etc.). **Failure to inspect typically means that you are accepting the Property "as is".**
- 30 **4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that  
31 you use the services of a licensed, professional pest control company to determine the presence of wood  
32 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the Property for any  
33 potential damage from such.
- 34 **5. ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,  
35 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-  
36 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,  
37 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable  
38 professionals and inspectors in all areas of environmental concern.
- 39 **6. SQUARE FOOTAGE.** There are many ways of measuring square footage. Information is sometimes gathered  
40 from tax or real estate records on the Property. Square footage provided by builders, real estate licensees, or  
41 tax records is only an **estimate** with which to make comparisons, but **it is not guaranteed**. It is advised that  
42 you have a licensed appraiser determine actual square footage.

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

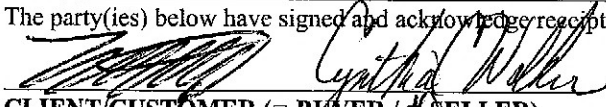
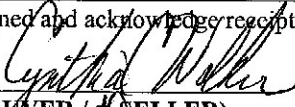


- 43 **7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A  
44 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even  
45 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.  
46 **NOTE:** A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion (BPO), etc.,  
47 while sometimes used to set an asking price or an offer price, is **not** an appraisal.
- 48 **8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, AND ACREAGE.** It is strongly advised that  
49 you secure the services of a licensed surveyor for a full-stake boundary survey with all boundary lines,  
50 easements, encroachments, flood zones, total acreage, etc., clearly identified. It is also advised that you **not**  
51 rely on mortgage loan inspection surveys, previous surveys, plat data, or Multiple Listing Service (MLS) data  
52 for this information, even if acceptable to your lender.
- 53 **9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes,  
54 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental  
55 repair requirements and related issues need to be verified by the appropriate sources in writing. If your projected  
56 use requires a zoning or other change, it is recommended that you either wait until the change is **in effect** before  
57 committing to a property or provide for this contingency in your Purchase and Sale Agreement.
- 58 **10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES.** The  
59 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply,  
60 electric, gas, cable, internet, telephone, or other utilities and related services to the Property need to be verified  
61 by the appropriate sources in writing. You should have a professional check access and/or connection to public  
62 sewer and/or public water source and/or the condition of any septic system(s) and/or wells. To confirm that  
63 any septic systems are properly permitted for the actual number of bedrooms, it is recommended that sellers  
64 and/or buyers request a copy of the information contained in the file for the Property maintained by the  
65 appropriate governmental permitting authority. If the file for this Property cannot be located or you do not  
66 understand the information contained in the file, you should seek professional advice regarding this matter. For  
67 unimproved land, septic system capability can only be determined by using the services of a professional soil  
68 scientist and verifying with the appropriate governmental authorities that a septic system of the desired type,  
69 size, location, and cost can be permitted and installed to accommodate the size home that you wish to build.
- 70 **11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS.** It is recommended that you  
71 have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or  
72 run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding  
73 may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper  
74 governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and elevation  
75 certificates, flood zones, and flood insurance requirements, recommendations and costs.
- 76 **12. CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed  
77 condemnation proceedings or similar matters concerning any portion of the Property with the State, County and  
78 city/town governments in which the Property is located. Condemnation proceedings could result in all or a  
79 portion of the Property being taken by the government with compensation being paid to the landowner.
- 80 **13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently  
81 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other  
82 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate  
83 sources in writing.
- 84 **14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.**  
85 You should consult with local, state and federal law enforcement agencies for information or statistics regarding  
86 criminal activity at or near the Property, the presence of methamphetamine manufacturing, or for the location  
87 of sex offenders in a given area.
- 88 **15. LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on any  
89 legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the Property, or

90 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not**  
91 legal or tax experts, and therefore cannot advise you in these areas.

92 **16. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any  
93 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a  
94 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers  
95 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are  
96 advised to contact several sources and independently investigate the competency of any inspector, contractor,  
97 or other professional expert, service provider or vendor and to determine compliance with any licensing,  
98 registration, insurance and bonding requirements in your area.

99 **The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, or verbal**  
100 **representations of any real estate licensee relative to any of the matters itemized above or similar matters.**  
101 **The Buyer/Seller understands that it has been strongly recommended that they secure the services of**  
102 **appropriately credentialed experts and professionals of the buyer's or seller's choice for the advice and**  
103 **counsel about these and similar concerns.**

104	The party(ies) below have signed and acknowledge receipt of a copy.	
105		
106	CLIENT/CUSTOMER ( <input type="checkbox"/> BUYER / <input checked="" type="checkbox"/> SELLER)	CLIENT/CUSTOMER ( <input type="checkbox"/> BUYER / <input type="checkbox"/> SELLER)
107	10-27-2022 at 7:00 o'clock <input type="checkbox"/> am/ <input checked="" type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
108	Date	Date

*NOTE: This form is provided by TAR to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the TAR logo in conjunction with any form other than standardized forms created by TAR 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 Cynthia C. Walker is involved as a TAR authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to the Tennessee Association of Realtors® at 615-321-1477.

# WATER SUPPLY AND WASTE DISPOSAL NOTIFICATION

1 Name of Buyer(s) \_\_\_\_\_

2 Property Address 6000 Old Lebanon Dirt Rd. Hermitage, TN 37076

3 A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In  
4 order to make an informed decision and for your protection, Buyer should consider the following information. A home  
5 inspection does not address Water Supply and Waste Disposal Systems.

## 6 1. WATER SUPPLY

### 7 A. Source

- 8 1. Is there a Well?
- 9 2. Is there a Spring?
- 10 3. Is there a Cave?

### D. Quantity

- 1. Is the water source adequate to the present owners?
- 2. If shared, who is responsible for maintenance?

### 11 B. Ownership/Rights

- 12 1. Is it currently shared? Do others have contractual  
13 rights?
- 14 2. Can a well digger's report be obtained?
- 15 3. Is the system owned or leased?

### E. Quality

- 1. Does the water source meet state water standards currently?
- 2. Has it been tested recently?
- 3. Is there a water purification system in place?

### 16 C. Source Location

- 17 1. Is it on the property being purchased? If not, where?
- 18 2. Is it recorded?

## 19 2. WASTE DISPOSAL

20 Tennessee counties are charged with the responsibility to keep records of each private septic system. The records at the  
21 respective County Health/Environmental Office should be checked to retrieve a copy of the system permit and construction  
22 verification. Sometimes these records are not available, misplaced, or lost. If the reports are not available, the Buyer may  
23 want the system dye tested and to have the tank and field lines located. Buyer may, for a fee, obtain a septic system  
24 inspection letter from the Tennessee Department of Environment and Conservation, Division of Ground Water Protection.

### 25 A. Location

- 26 1. Where are the tank and field lines?
- 27 2. Are there multiple systems? Where are they? Are they in working order?

### 28 B. System Specifics

- 29 1. What is the capacity in regards to the bedroom ratio?
- 30 2. Was it installed to state standards? What year?
- 31 3. Is there a maintenance history? When was the system last serviced?
- 32 4. Are all household drains connected to the septic system?

### 33 C. Types

- 34 1. Is the system a mound, low pressure, step, gravity drain field, sand filter, or other?

35 **I/we have carefully read this notice and have been made aware that it is my responsibility as an informed Buyer to**  
36 **seek answers to these and other questions regarding Water Supply and Waste Disposal Systems. I understand that**  
37 **any inspections of these items must be requested and performed under the provisions within the Inspection**  
38 **paragraph of the Purchase and Sale Agreement. This notification does not constitute in any way a contingency in**  
39 **the Purchase and Sale Agreement.**

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

41 \_\_\_\_\_  
42 **BUYER**

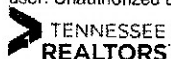
\_\_\_\_\_ **BUYER**

43 \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
44 **Date**

\_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
**Date**

*NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.*

This form is copyrighted and may only be used in real estate transactions in which Cynthia C. Walker 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.



## PERSONAL INTEREST DISCLOSURE & CONSENT

1 On occasion, a real estate licensee may become involved in a real estate transaction BOTH as a licensed real estate professional  
2 AND as a party – directly or indirectly – to the transaction. The Real Estate Broker Licensing Act requires that a licensee’s  
3 personal interest in any transaction be disclosed. Further, said Act requires the written consent of all parties to a transaction  
4 with regard to certain personal interests.

### As used below:

- “Buyer” shall mean Buyer or Tenant.
- “Seller” shall mean Seller or Landlord.

### DISCLOSURE AND CONSENT AS TO LICENSEE’S PERSONAL INTEREST:

9 [Pursuant to Section 62-13-403(7)(A) of the Tennessee Real Estate Broker Licensing Act, a licensee shall:  
10 “Not engage in self-dealing nor act on behalf of a licensee’s immediate family, or on behalf of any other  
11 individual, organization or business entity in which the licensee has a personal interest without prior  
12 disclosure of such interest and the timely written consent of all parties to the transaction.”]

#### 1. Nature of Interest. [Licensee to disclose nature of personal interest by checking appropriate box(es) below.]

15 Licensee Mike Walker and Cynthia Walker has a personal interest  
16 with regard to the sale of the property located at \_\_\_\_\_  
17 \_\_\_\_\_

18 The licensee’s personal interest is as follows:

- 19  the licensee is the seller/owner of this property.
- 20  an immediate family member of the licensee is the seller of the property.
- 21  any other individual, organization or business entity in which the licensee has a personal interest is the seller  
22 of the property.
- 23  the licensee is a prospective buyer of the property.
- 24  an immediate family member of the licensee is the prospective buyer of the property.
- 25  any other individual, organization or business entity in which the licensee has a personal interest is a  
26 prospective buyer of the property.
- 27  other \_\_\_\_\_

#### 2. Consent of Continued Involvement.

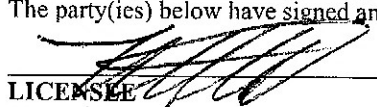
28 Buyer and Seller consent to the undersigned licensee’s continued involvement in the subject transaction.  
29

This form is copyrighted and may only be used in real estate transactions in which Cynthia C. Walker 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.



30 **Shall Be Signed by Licensee making disclosure, Buyer and Seller Prior to Execution of a Real Estate**  
31 **Contract:**

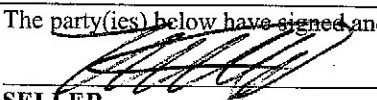
32 The party(ies) below have signed and acknowledge receipt of a copy.

33  Walker Auctions Realty LLC  
34 LICENSEE FIRM/COMPANY  
35 10/27/22 at 2:00 o'clock  am/  pm PD Box 286 Lebanon, TN 37088  
36 Date ADDRESS:  
37 PHONE: 615-308-9009  
38 EMAIL: auctioneer@mikewalker@gmail.com

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

40 \_\_\_\_\_ BUYER BUYER  
41 \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm \_\_\_\_\_ at \_\_\_\_\_ o'clock  am/  pm  
42 Date Date  
43 \_\_\_\_\_

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

45  Cynthia C. Walker  
46 SELLER SELLER  
47 10/27/22 at 7:00 o'clock  am/  pm 10/27/2022 at 7<sup>00</sup> o'clock  am/  pm  
48 Date Date

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

This form is copyrighted and may only be used in real estate transactions in which Cynthia C. Walker 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.



**MOLD & RELATED HAZARDS  
 DISCLOSURE AND ACKNOWLEDGEMENT**

**Property Location:**            **600 Old Lebanon Dirt Rd. Hermitage TN 37076**

Mold Warning Statement: Mold may grow and exist in any structure where there is or has ever been, a presence of moisture and a food source for the mold to grow. Its presence may exist without the knowledge of the structure owner and may be concealed from the untrained observer. Some varieties of mold are toxic and may cause adverse reactions in certain individuals. The Seller makes the following disclosure to the Buyer, to allow the Buyer ample time to conduct a risk assessment or inspect the subject property.

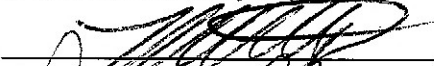
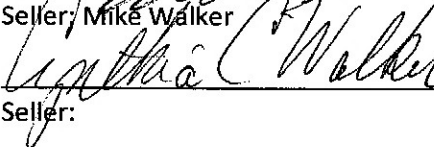
**Seller's Disclosure (initial as applicable):**

- (A) Seller is aware of the past or present existence of mold in the subject property.
- Seller has had the mold professionally removed and its cause corrected.
- Seller has not had the mold removed or corrected.
- (B) Seller has no knowledge of either past or present existence of mold in the subject property.

**Purchaser's Acknowledgement (initial as applicable)**

- (A) Purchaser had the option to conduct a risk assessment or inspection of the property within 10 days of Auction Sale to determine the presence of mold. If option is exercised, a copy of the report from said risk assessment or inspection will be attached hereto, as Exhibit "A: based upon said report. Purchaser:
- Elects to purchase the subject property and assume all responsibility and liability of mold cleanup
- Elects to terminate obligation to purchase the subject property and have the Sellers return Purchasers Escrow Deposit.

Walker Auction & Realty LLC, nor its representatives do not represent the presence or absence of mold and encourages the buyer(s) to make any inspections necessary to satisfy and concerns regarding the presence or absence of mold. The Seller and Purchaser, by their respective execution of this instrument acknowledge and agree that the subject property is being transferred by Seller to Purchaser without warranty of any kind, either expressed or implied, as to existence or presence of mold in the subject property and Seller have no liability for any hazards and/or illness should Purchaser elect to purchase the subject property.

 Seller: Mike Walker	10/27/22 Date	_____ Buyer	_____ Date
 Seller:	10/27/2022 Date	_____ Buyer	_____ Date