CRYE-LEIKE, REALTORS®

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1	PROPERTY ADDRESS_	7503	BAVARIAN DR			CITY	GERMAN	TOWN
2	SELLER'S NAME(S)	Chris	stine Hatton			PROPE	RTY AGE	52 yrs
3	DATE SELLER ACQUIR	ED THE	E PROPERTY _	03/29/2021	_ DO YOU OCCUI	Y THE PROP	PERTY?_	No
4	IF NOT OWNER-OCCUP	'IED, H	OW LONG HAS	IT BEEN SINCE	THE SELLER OCC	UPIED THE I	PROPERT	Y? 1 mos
5	(Check the one that applies	s) The	e property is a	x site-built ho	me □ non-s	site-built home	.	

- The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units 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' rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.
- Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the
 best of the seller's knowledge as of the Disclosure date.
- 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 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.
- 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).
- 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
 agreed to in the purchase contract.
- 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which had no effect on the physical structure of the property.
- 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form (See Tenn. Code Ann. § 66-5-202).
- 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the 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, and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the 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 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 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
- Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
- 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

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TRANSACTIONS

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- 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 licensee(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:

72	Range	□ Wall/Window	v Air Condition	ing	- Garage	Door Opener(s) (Numl	ber of openers	1		
73	Window Screens	Oven				e(s) (Number)				
74	□ Intercom	Microwave			□ Gas Sta	rter for Fireplace				
75	Garbage Disposal	□ Gas Fireplace	Logs		□ TV Ante	enna/Satellite Dish				
76	Trash Compactor	Smoke Detect	tor/Fire Alarm		□ Central	Vacuum System and a	ttachments			
77	□ Spa/Whirlpool Tub	□ Burglar Alarn	n		□ Current	Termite contract				
78	□ Water Softener		g/Gazebo		□ Hot Tub)				
79	220 Volt Wiring	□ Installed Outo	door Cooking G	irill	∠ Washer	Dryer Hookups				
80	□ Sauna	☐ Irrigation Sys	stem		Pool					
81	Dishwasher	∠ A key to all ex	xterior doors		Access	to Public Streets				
82	□ Sump Pump	✓ Rain Gutters			Heat Pu	mp		4 10		
83	∠ Central Heating	Central Air			Contraction		g tak my			
84	□ Other				□ Other _					
85	Water Heater: Z Electri	c □ Ga	as	□ Solar				and the second		
86	Garage: Attach	ed 🗆 No	ot Attached	Carport		a hat all the way to be a				
87	Water Supply: City	□ W	ell	□ Private	□ Utility	□ Other		2.32		
88	Gas Supply: Utility	□Во	ottled	□ Other			1 / 1/2	1 3 N 3 3 3		
89	Waste Disposal: City Se	ewer □ Se	ptic Tank	□ Other	1		Contract	i ja ta		
90	Roof(s): Type	Shingl	e			Age (approx):	24	ear	5	31 .7
91										

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To t	the best of your l	knowledg	ge, are an	y of the above NOT	in operating condition	?		ES		NO	
			55 H5 5 H 5 H 5 H 5	al sheets if necessary							
		W 22000 P 20000									
В.	ARE YOU (SE	CLLER)	AWARE	OF ANY DEFECT	S/MALFUNCTION:	S IN AN	YOFT	HE FO	LLOV	VING	?
	ACTION AND ARRANGE CORPORATION OF THE PROPERTY	YES	NO	UNKNOWN			YES	NO	UNI	KNO	WI
Inte	erior Walls		M		Roof						
Ceil	lings		d		Basement wo	ne					
Floo	ors		1		Foundation			1			
Wir	ndows		×		Slab						
Doo	ors		Þ		Driveway			X			
Insu	ılation		d		Sidewalks				, 11 6		
Plu	mbing System		Z		Central Heating	N. 2.	л ц , ;				
Sew	ver/Septic		Ø		Heat Pump			2			
Elec	ctrical System		Ø		Central Air Cond	itioning	Д	Ø			
Exte	erior Walls	_	/			,					
If a	ny of the above i	is/are mai	rked YES	S, please explain:							
-											
	ARE YOU (SE	ELLER)	AWARE	OF ANY OF THE	FOLLOWING:	YES	NO	UN	KNOV	VN	
C. 1.	Substances, ma	terials or	products	which may be envir	onmental hazards	YES	NO ∠	UN	KNOV	VN	
C. 1.	Substances, ma such as, but not	terials or limited t	products to: asbes	which may be envir tos, radon gas, lead-	onmental hazards		744738- 4 75	UN	West	VN	
C. 1.	Substances, ma	terials or limited t rage tank	products to: asbes	which may be envir tos, radon gas, lead-	onmental hazards		744738- 4 75	UN	West	VN	
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C. 1. 2. 3. 4. 5. 8. 9. 10.	Substances, masuch as, but not or chemical storwater, on the suproperty? Features shared not limited to, if for use and maid Any authorized property, or con Any changes si Most recent sur Any encroaching ownership interest and additional repairs made we Room additional repairs mot in contact the contact and fill (compatible of the contact and fill (contact and fill of the contact and fi	terials or limited to rage tank abject in commences, and intenance intenance intenance intenance intenance the more the intenance in the second and compliance in any calculation or compliance in any calculation or greated or compliance in any calculation or greated or	products to: asbes s, contain non with id/or driv in roads, to the pro nost recer e propert ements, or e propert ral modificessary p	which may be envirous, radon gas, lead- ninated soil or adjoining land owner eways, with joint right drainage or utilities operty? It survey of the property: or similar items that or other alter diding codes? on the property or lippage, sliding or of	conmental hazards based paint, fuel ars, such as walls, but ghts and obligations affecting the erty was done? (Date) (che may affect your erations or any portion ther soil problems?	ck here	if unkno			VN	

Molly Stevens This form is copyrighted and may only be used in real estate transactions in which _______ is involved as a Tennessee REALTORS® a 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. is involved as a Tennessee REALTORS® authorized



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TRANSACTIONS

			£Ē3	NÜ	UNKNOWN	
137 138	12.	Property or structural damage from fire, earthquake, floods, or landslides? If yes, please explain (use separate sheet if necessary).				
139					regularity assessment to the	
140 141		If yes, has said damage been repaired?				
142	13.	Is the property serviced by a fire department?	Ø	П		
143		If yes, in what fire department's service area is the property located? (Fire Department)	pt. Loca	ator can be	found:	
144		https://tnmap.tn.gov/fdtn/)				
145		Germantown Fire Station 3				2 1 2
146 147		Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?			7	
148 149	14.	Any zoning violations, nonconforming uses and/or violations of "setback" requirements?				
150	15.	Neighborhood noise problems or other nuisances?				
151	16.	Subdivision and/or deed restrictions or obligations?				
152		A Condominium/Homeowners Association (HOA) which has any authority				
153		over the subject property?	~		~	
154		Name of HOA: Faith man agement HOA Address: HOA Phone Number: 901754-2690 Monthly Dues:	903	50 Cos	porate &	Edge Dr.
155		HOA Phone Number: 901754-2690 Monthly Dues:	:	1000		10 miles 100
156 157		Special Assessments: Transfer Fees: Management Company: Phone:	91 110 - 110			
158		Management Co. Address: Bavaras Village Home	0 0	5500		7 7 7 7 7
159	18.	Is the location of the property within an improvement district that is				7 1 34
160	20,	subject to special assessment:	П			
161		Rate of special assessment:		7	ш	
162	19	Any "common area" (facilities such as, but not limited to, pools, tennis	ø		11.1184.200	
163		courts, walkways or other areas co-owned in undivided interest with others)?				
164		Any notices of abatement or citations against the property?		M		
165 166	21.	Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?		M	D-1-1-7	
167	22.	Is any system, equipment or part of the property being leased?		\mathbf{Z}		
168		If yes, please explain, and include a written statement regarding payment				
169 170		information.				
171						
172	23	Any exterior wall covering of the structure(s) covered with exterior		-	ar Alan <u>I</u> lougan	
173	23.	insulation and finish systems (EIFS), also known as "synthetic stucco"?	П	A		
174		If yes, has there been a recent inspection to determine whether the structure				
175		has excessive moisture accumulation and/or moisture related damage?			AGE TO SUBSTITUTE	
176		(The Tennessee Real Estate Commission urges any buyer or seller who er				
177 178		professional inspect the structure in question for the preceding concern and prefinding.)	rovide d	a written re	eport of the profe	essional's
179		If ves, please explain. If necessary, please attach an additional sheet.				
180						Man N
181				glatin .gr.,		
182		Is there an exterior injection well anywhere on the property?		Z		
183 184	23.	Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by		Ø		
185		the Tennessee Department of Environment and Conservation?		7. See 1. 7	to the party of the	
186		If yes, results of test(s) and/or rate(s) are attached.				
187	26.	Has any residence on this property ever been moved from its original				

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188		foundation to another foundation?				
			YES	NO	UNKNOWN	
189	27.	Is this property in a Planned Unit Development? Planned Unit Development		NO	OINIZINO WIN	
190		is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land				
191		controlled by one (1) or more landowners, to be developed under unified contro				
192		or unified plan of development for a number of dwelling units, commercial				
193		educational, recreational or industrial uses, or any combination of the	77			
194		foregoing, the plan for which does not correspond in lot size, bulk or type o				
195		use, density, lot coverage, open space, or other restrictions to the existing land	i			
196		use regulations." Unknown is not a permissible answer under the statute.				
197	28.	Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.		Z		
198		Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of	f			
199		limestone or dolostone strata resulting from groundwater erosion, causing a	ì			
200		surface subsidence of soil, sediment, or rock and is indicated through the	2			
201		contour lines on the property's recorded plat map." This disclosure is required	i			
202		regardless of whether the sinkhole is indicated through the contour lines on the	2			
203		property's recorded plat map.				
204	29.	Was a permit for a subsurface sewage disposal system for the Property issued		P		
205		during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If				
206		yes, Buyer may have a future obligation to connect to the public sewer system	•			
207	2000					
208	D.	CERTIFICATION. I/We certify that the information herein, concerning the	3			
209		real property located at				
210 211		7503 Bavarian Dr. Germantown				•
212		is true and correct to the best of my/our knowledge as of the date signed. Sho conveyance of title to this property, these changes shall be disclosed in an add				prior to
213					Time \:	00 Px
214				000		<u> </u>
214		Transferor (Seller) D	ate		Time	
216		Parties may wish to obtain professional advice and/or inspections of	the pro	merty and	to negotiate	
217		appropriate provisions in the purchase agreement regarding advi-				
218		appropriate provisions in the purchase agreement regarding advi-			derects.	,
219	_		_	_		
220		ansferee/Buyer's Acknowledgment: I/We understand that this disclosure state				•
221		pection, and that I/we have a responsibility to pay diligent attention to and inqui			iterial defects wh	ich are
222	evi	dent by careful observation. I/We acknowledge receipt of a copy of this disc	losure	•		
223		Transferee (Buyer)D	ate		Time	
224		Transferee (Buyer) D	ate		Time	
225		he property being purchased is a condominium, the transferee/buyer is hereb	10 TO			10.000
226		itled, upon request, to receive certain information regarding the administration			um from the deve	eloper or
227	*****	condominium association as applicable, pursuant to Tennessee Code Annotated	1 §66-2	27-502.		
		E: This form is provided by Tennessee REALTORS® to its members for their use in real estate tra				
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