



TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE

(For Exempt Properties & Property Residential Disclaimers)

Regarding: ("Property") 3330 Bailey Rd Franklin Tn 37064

PROPERTY ADDRESS

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

ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING?:

YES NO UNKNOWN

- ☐ ☐ ☐ 1. An exterior injection well is located on the Property.
- ☐ ☐ ☐ 2. A single family residence located on Property has been moved from an existing foundation to another foundation.
- ☐ ☐ ☐ 3. A percolation test(s) 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.
- ☐ ☐ ☐ 4. A soil absorption rate(s) 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.
- ☐ ☐ ☐ 5. 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 Buyer copies of the development's restrictive covenants, homeowner bylaws and master deed. Unknown is not an appropriate response under the statute.
- ☐ ☐ ☐ 6. Seller knows of the presence of a sinkhole 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."

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

Steve Macchiarella dotloop verified 02/24/18 8:41AM CST BQ40-FGY7-YIAJ-7PRR

SELLER Steven Macchiarella

SELLER

_____ at _____ o'clock ☐ am/ ☐ pm

Date

_____ at _____ o'clock ☐ am/ ☐ pm

Date

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

BUYER

BUYER

_____ at _____ o'clock ☐ am/ ☐ pm

Date

_____ at _____ o'clock ☐ am/ ☐ pm

Date

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