

REVERIE

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 5204 Drury Ln CITY Franklin

2 SELLER'S NAME(S) BlueSpark Capital S3 LLC PROPERTY AGE 26

3 DATE SELLER ACQUIRED THE PROPERTY 03/24/2023 DO YOU OCCUPY THE PROPERTY? yes

4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? N/A

5 (Check the one that applies) The property is a ☒ site-built home ☐ non-site-built home

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

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

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

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

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

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

66 **INSTRUCTIONS TO THE SELLER**

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

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

71 <input type="checkbox"/> Range	<input type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>2</u>)
72 <input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Fireplace(s) (Number) _____
73 <input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Gas Starter for Fireplace
74 <input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Gas Fireplace Logs	<input type="checkbox"/> TV Antenna/Satellite Dish
75 <input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Smoke Detector/Fire Alarm	<input checked="" type="checkbox"/> Central Vacuum System and attachments
76 <input type="checkbox"/> Spa/Whirlpool Tub	<input type="checkbox"/> Burglar Alarm	<input type="checkbox"/> Current Termite contract
77 <input checked="" type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Patio/Decking/Gazebo	<input type="checkbox"/> Hot Tub
78 <input checked="" type="checkbox"/> 220 Volt Wiring	<input checked="" type="checkbox"/> Installed Outdoor Cooking Grill	<input checked="" type="checkbox"/> Washer/Dryer Hookups
79 <input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Pool
80 <input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
81 <input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input type="checkbox"/> Heat Pump
82 <input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air	
83 <input checked="" type="checkbox"/> Other Geo Thermal HVAC		<input type="checkbox"/> Other _____
84 Water Heater: <input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Solar
85 Garage: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport
86 Water Supply: <input type="checkbox"/> City	<input checked="" type="checkbox"/> Well	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Utility <input checked="" type="checkbox"/> Other <u>Spring (s)</u>
87 Gas Supply: <input type="checkbox"/> Utility	<input checked="" type="checkbox"/> Bottled	<input type="checkbox"/> Other _____
88 Waste Disposal: <input type="checkbox"/> City Sewer	<input checked="" type="checkbox"/> Septic Tank	<input type="checkbox"/> Other _____
89 Roof(s): Type <u>Asphalt shingle</u>		Age (approx): <u>1</u> year

90 Other Items:

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

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

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
99		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
100		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
101		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
105		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
107		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108		<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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

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

	YES	NO	UNKNOWN
112 1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water, on the subject property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
117 2. Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
120 3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
122 4. Any changes since the most recent survey of the property was done?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
123 Most recent survey of the property: <u>10/03/2024</u> (Date) (check here if unknown)			<input type="checkbox"/>
124 5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
128 7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 8. Landfill (compacted or otherwise) on the property or any portion thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
133 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

YES NO UNKNOWN

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135	12. Property or structural damage from fire, earthquake, floods, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136	If yes, please explain (use separate sheet if necessary).			
137	<div></div>			
138	If yes, has said damage been repaired? _____			
139	13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
140	If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:			
141	https://tnmap.tn.gov/fdtn/)			
142	<u>Williamson County Rescue Squad, 2646 Goose Creek Bypass, Franklin, TN 37064</u>			
143	14. Any zoning violations, nonconforming uses and/or violations of	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
144	15. "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
145	16. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
146	17. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147	18. A Condominium/Homeowners Association (HOA) which has any authority	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
148	over the subject property?			
149	Name of HOA: _____	HOA Address: _____		
150	HOA Phone Number: _____	Monthly Dues: _____		
151	Special Assessments: _____	Transfer Fees: _____		
152	Management Company: _____	Phone: _____		
153	Management Co. Address: _____			
154	19. Any "common area" (facilities such as, but not limited to, pools, tennis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155	18. courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156	19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
157	20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
158	or shall affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
159	21. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
160	If yes, please explain, and include a written statement regarding payment			
161	information.			
162	<div></div>			
163	22. Any exterior wall covering of the structure(s) covered with exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
164	insulation and finish systems (EIFS), also known as "synthetic stucco"?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
165	If yes, has there been a recent inspection to determine whether the structure			
166	has excessive moisture accumulation and/or moisture related damage?			
167	<i>(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified</i>			
168	<i>professional inspect the structure in question for the preceding concern and provide a written report of the professional's</i>			
169	<i>finding.)</i>			
170	If yes, please explain. If necessary, please attach an additional sheet.			
171	<div></div>			
172	23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173	24. Is seller aware of any percolation tests or soil absorption rates being	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174	performed on the property that are determined or accepted by	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
175	the Tennessee Department of Environment and Conservation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
176	If yes, results of test(s) and/or rate(s) are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
177	25. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
178	foundation to another foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
179				
180				
181				
182				
183				

YES NO UNKNOWN

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- 184 26. Is this property in a Planned Unit Development? Planned Unit Development ☐ ☒
185 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,
186 controlled by one (1) or more landowners, to be developed under unified control
187 or unified plan of development for a number of dwelling units, commercial,
188 educational, recreational or industrial uses, or any combination of the
189 foregoing, the plan for which does not correspond in lot size, bulk or type of
190 use, density, lot coverage, open space, or other restrictions to the existing land
191 use regulations." Unknown is not a permissible answer under the statute.
192 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. ☐ ☒ ☐
193 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
194 limestone or dolostone strata resulting from groundwater erosion, causing a
195 surface subsidence of soil, sediment, or rock and is indicated through the
196 contour lines on the property's recorded plat map."
197 28. Was a permit for a subsurface sewage disposal system for the Property issued ☐ ☒
198 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
199 yes, Buyer may have a future obligation to connect to the public sewer system.

200 **D. CERTIFICATION.** I/We certify that the information herein, concerning the
201 real property located at
202 Franklin, 37064

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

205 Transferor (Seller) *BlueSpark Capital 53 LLC*

dotloop verified
10/06/24 11:40 PM CDT
5URZ-RZKF-TBDU-QHRU

Date _____ Time _____

206 Transferor (Seller)

Date _____ Time _____

207 Parties may wish to obtain professional advice and/or inspections of the property and to negotiate
208 appropriate provisions in the purchase agreement regarding advice, inspections or defects.
209

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

213 Transferee (Buyer) *Big Dog Ranch Rescue, LLC and/or Assigned: Lawree*

dotloop verified
07/12/25 6:14 PM EDT
SEUV-MYPP-4RSS-GBKR

Date _____ Time _____

214 Transferee (Buyer)

Date _____ Time _____

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

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