



TENNESSEE RESIDENTIAL PROPERTY DISCLOSURE

(For Exempt Properties and Residential Property Disclaimers)

Regarding: ("Property") 19735 Hwy 22 N WILDERSVILLE TN 38388

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. Is there an exterior injection well anywhere on the property? YES NO UNKNOWN
- 2. Is seller aware of any percolation tests or soil absorption rates being performed on the property that are determined or accepted by the Tennessee Department of Environment and Conservation? YES NO UNKNOWN
If yes, results of test(s) and/or rate(s) are attached.
- 3. Has any residence on this property ever been moved from its original foundation to another foundation? YES NO UNKNOWN
- 4. Is this property 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." Unknown is not a permissible answer under the statute. YES NO UNKNOWN
- 5. Is a sinkhole 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." This disclosure is required regardless of whether the sinkhole is indicated through the contour lines on the property's recorded plat map. YES NO UNKNOWN
- 6. Was a permit for a subsurface sewage disposal system for the Property 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. YES NO UNKNOWN

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

Anna Marie Crowe

SELLER Anna Marie Crowe

SELLER

04/10/26 at _____ o'clock am/ pm

_____ at _____ o'clock am/ pm

Date

Date

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

BUYER

BUYER

_____ at _____ o'clock am/ pm

_____ at _____ o'clock am/ pm

Date

Date

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DISCLAIMER NOTICE

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

- 13 **1. THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional
 14 engineers or other independent, qualified professionals to ascertain the existence of structural issues, the
 15 condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.
- 16 **2. THE CONDITION OF ROOFING.** Consult with a bonded roofing company for any concerns about the
 17 condition of the roof.
- 18 **3. HOME INSPECTION.** We strongly recommend that you have a home inspection, which is a useful tool for
 19 determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning,
 20 plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the
 21 Tennessee Department of Commerce & Insurance (<http://tn.gov/commerce/>), the American Society of Home
 22 Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home
 23 Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an
 24 inspector, including whether he has complied with State and/or local licensing and registration requirements in
 25 your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-
 26 plumbing, etc.). **Failure to inspect typically means that you are accepting the property “as is”.**
- 27 **4. WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that
 28 you use the services of a licensed, professional pest control company to determine the presence of wood
 29 destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any
 30 potential damage from such.
- 31 **5. ENVIRONMENTAL HAZARDS.** Environmental hazards, such as, but not limited to: radon gas, mold,
 32 asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-
 33 voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate,
 34 remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable
 35 professionals and inspectors in all areas of environmental concern.
- 36 **6. SQUARE FOOTAGE.** There are multiple sources from which square footage of a property may be obtained.
 37 Information is sometimes gathered from tax or real estate records on the property. Square footage provided by
 38 builders, real estate licensees, or tax records is only an **estimate** with which to make comparisons, but **it is not**
 39 **guaranteed.** It is advised that you have a licensed appraiser determine actual square footage.
- 40 **7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
 41 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
 42 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.

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- 43 **NOTE:** A real estate licensee's Comparative Market Analysis (CMA) or Broker's Price Opinion (BPO), etc.,
44 while sometimes used to set an asking price or an offer price, is **not** an appraisal.
- 45 **8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, ROAD MAINTENANCE, AND**
46 **ACREAGE.** A survey can provide helpful information, including whether the road to the home is a public or
47 private road. It is strongly advised that you secure the services of a licensed surveyor for a full-stake boundary
48 survey with all boundary lines, easements, encroachments, flood zones, road information, total acreage, etc.,
49 clearly identified. It is also advised that you **not** rely on mortgage loan inspection surveys, previous surveys,
50 plat data, or Multiple Listing Service (MLS) data for this information, even if acceptable to your lender.
- 51 **9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES.** Zoning, codes,
52 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental
53 repair requirements and related issues need to be verified by the appropriate sources in writing. If your projected
54 use requires a zoning or other change, it is recommended that you either wait until the change is **in effect** before
55 committing to a property or provide for this contingency in your Purchase and Sale Agreement.
- 56 **10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES.** The
57 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply,
58 electric, gas, cable, internet, telephone, or other utilities and related services to the property need to be verified
59 by the appropriate sources in writing (including but not limited to fire protection). You should have a
60 professional check access and/or connection to public sewer and/or public water source and/or the condition of
61 any septic system(s) and/or wells. To confirm that any septic systems are properly permitted for the actual
62 number of bedrooms, it is recommended that sellers and/or buyers request a copy of the information contained
63 in the file for the property maintained by the appropriate governmental permitting authority. If the file for this
64 property cannot be located or you do not understand the information contained in the file, you should seek
65 professional advice regarding this matter. For unimproved land, septic system capability can only be
66 determined by using the services of a professional soil scientist and verifying with the appropriate governmental
67 authorities that a septic system of the desired type, size, location, and cost can be permitted and installed to
68 accommodate the size home that you wish to build.
- 69 **11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS.** It is recommended that you
70 have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or
71 run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding
72 may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper
73 governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and elevation
74 certificates, flood zones, and flood insurance requirements, recommendations and costs.
- 75 **12. CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed
76 condemnation proceedings or similar matters concerning any portion of the property with the State, County and
77 city/town governments in which the property is located. Condemnation proceedings could result in all or a
78 portion of the property being taken by the government with compensation being paid to the landowner.
- 79 **13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently
80 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
81 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate
82 sources in writing.
- 83 **14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.**
84 You should consult with local, state and federal law enforcement agencies for information or statistics regarding
85 criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location
86 of sex offenders in a given area.
- 87 **15. LEGAL AND TAX ADVICE.** You should seek the advice of an attorney and/or certified tax specialist on any
88 legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or
89 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not**
90 legal or tax experts, and therefore cannot advise you in these areas.



91 **16. TITLE INSURANCE EXPENSES.** As the Buyer of real property, you have the right to obtain an Owner’s
92 Title Insurance Policy to protect your ownership. Once purchased, an Owner’s Title Insurance Policy protects
93 you for as long as you own the property (and potentially longer). There are two main types of title insurance
94 policies available to the Buyer: (a) a Standard policy (which covers many claims affecting the land) or (b) a
95 “Homeowner’s” policy. The Homeowner’s policy covers all the claims of a Standard policy – but it is also an
96 expanded policy providing multiple additional coverages not included in the Standard policy, e.g. post policy
97 issues such as an attempted fraudulent deed conveyance. Unlike other title protection alternatives (e.g. attorney
98 title opinion letters) both the Standard and the Homeowner’s policy are regulated products provided by
99 insurance companies licensed under Tennessee law. It is the Buyer’s responsibility to seek independent advice
100 or counsel prior to Closing from Buyer’s Closing Agency regarding the availability and coverage provided
101 under an American Land Title Association Standard Owner’s Insurance policy and, if available, a Homeowner’s
102 Title Insurance Policy. For more information, please visit these helpful links: [https://www.alta.org/news-](https://www.alta.org/news-and-publications/)
103 [and-publications/ ALTA - Unregulated Title Insurance Alternatives](https://www.alta.org/news-and-publications/)

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

111 **18. RELIANCE.** You understand that it is your responsibility to determine whether the size, location and condition
112 of the property are acceptable prior to submitting an Offer on a property. Broker makes no representations as
113 to suitability of a property to your needs. You acknowledge that any images or other marketing materials
114 provided by the seller or brokers involved in the transaction electronically or in print may not display the
115 property’s features, flaws, odor(s), or size and that you shall not rely on such images when purchasing a
116 property.

117 **19. MARKETING MATERIALS.** You acknowledge that photographs, marketing materials, and digital media
118 used in the marketing of the property may continue to remain in publication after Closing. You agree that
119 Broker shall not be liable for any uses of photographs, marketing materials or digital media which the Broker
120 is not in control.

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

126	 			
127	CLIENT/CUSTOMER 04/10/26		CLIENT/CUSTOMER	
128	_____ at _____ o’clock <input type="checkbox"/> am/ <input type="checkbox"/> pm		_____ at _____ o’clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	
129	Date		Date	

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CONFIRMATION OF AGENCY STATUS

1 Every real estate licensee is required to disclose licensee's agency status in a real estate transaction to any buyer or seller
 2 who is not represented by an agent and with whom the Licensee is working directly in the transaction. The purpose of
 3 this Confirmation of Agency Status is to acknowledge that this disclosure occurred. Copies of this confirmation must
 4 be provided to any signatory thereof. As used below, "Seller" includes sellers and landlords; "Buyer" includes buyers
 5 and tenants. Notice is hereby given that the agency status of this Licensee (or Licensee's company) is as follows in this
 6 transaction:

7 The real estate transaction involving the property located at:
 8 19735 Hwy 22 N WILDERSVILLE TN 38388
 9 PROPERTY ADDRESS

10 SELLER NAME: <u>Anna Marie Crowe</u> 11 LICENSEE NAME: <u>Marco Taaffe</u> 12 in this consumer's current or prospective transaction is 13 serving as: 14 <input type="checkbox"/> Transaction Broker or Facilitator. 15 (not an agent for either party). 16 <input type="checkbox"/> Seller is Unrepresented. 17 <input type="checkbox"/> Agent for the Seller. 18 <input checked="" type="checkbox"/> Designated Agent for the Seller. 19 <input type="checkbox"/> Disclosed Dual Agent (for both parties), 20 with the consent of both the Buyer and the Seller 21 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.
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22 This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to**
 23 **purchase**, OR to any unrepresented seller **prior to presentation of an offer to purchase**; OR (if the Licensee is listing a
 24 property without an agency agreement) **prior to execution of that listing agreement**. This document also serves as
 25 confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services
 26 were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any
 27 complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of
 28 limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710
 29 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not**
 30 **constitute an agency agreement or establish any agency relationship.**

31 ***BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY NEGOTIABLE.***

32 By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor® acting as
 33 Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors® Code
 34 of Ethics and Standards of Practice.

35 <u>Anna Marie Crowe</u> <u>04/10/26</u> 36 Seller Signature <u>Anna Marie Crowe</u> Date 37 _____ 38 Seller Signature Date 39 <u>Marco Taaffe</u> <u>04/10/26</u> 40 Listing Licensee <u>Marco Taaffe</u> Date	_____ Buyer Signature Date _____ Buyer Signature Date _____ Buyer Broker Licensee Date
41 <u>Premier Realty Group W TN, LLC</u> 42 Listing Firm	_____ Buyer Broker Firm

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