



TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 395 Beau Tisdale TN 38060 CITY Oakland
2 SELLER'S NAME(S) Ashly R. Leater PROPERTY AGE 4 yrs
3 DATE SELLER ACQUIRED THE PROPERTY 08/31/2021 DO YOU OCCUPY THE PROPERTY? Yes
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? _____
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.

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

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

67 **INSTRUCTIONS TO THE SELLER**

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

71 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW: 2**

- | | | |
|---|---|--|
| 72 <input type="checkbox"/> Range | <input type="checkbox"/> Wall/Window Air Conditioning | <input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers ____) |
| 73 <input checked="" type="checkbox"/> Window Screens | <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Fireplace(s) (Number) ____ |
| 74 <input type="checkbox"/> Intercom | <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Gas Starter for Fireplace |
| 75 <input checked="" type="checkbox"/> Garbage Disposal | <input type="checkbox"/> Gas Fireplace Logs | <input type="checkbox"/> TV Antenna/Satellite Dish |
| 76 <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Smoke Detector/Fire Alarm | <input type="checkbox"/> Central Vacuum System and attachments |
| 77 <input type="checkbox"/> Spa/Whirlpool Tub | <input type="checkbox"/> Burglar Alarm | <input type="checkbox"/> Current Termite contract |
| 78 <input type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Patio/Decking/Gazebo | <input type="checkbox"/> Hot Tub |
| 79 <input type="checkbox"/> 220 Volt Wiring | <input type="checkbox"/> Installed Outdoor Cooking Grill | <input checked="" type="checkbox"/> Washer/Dryer Hookups |
| 80 <input type="checkbox"/> Sauna | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> Pool |
| 81 <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> A key to all exterior doors | <input checked="" type="checkbox"/> Access to Public Streets |
| 82 <input type="checkbox"/> Sump Pump | <input checked="" type="checkbox"/> Rain Gutters | <input type="checkbox"/> Heat Pump |
| 83 <input checked="" type="checkbox"/> Central Heating | <input checked="" type="checkbox"/> Central Air | |
| 84 <input type="checkbox"/> Other _____ | | <input type="checkbox"/> Other _____ |

- | | | |
|---|---------------------------------------|--|
| 85 Water Heater: <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Gas | <input type="checkbox"/> Solar |
| 86 Garage: <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Not Attached | <input type="checkbox"/> Carport |
| 87 Water Supply: <input checked="" type="checkbox"/> City | <input type="checkbox"/> Well | <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other _____ |
| 88 Gas Supply: <input checked="" type="checkbox"/> Utility | <input type="checkbox"/> Bottled | <input type="checkbox"/> Other _____ |
| 89 Waste Disposal: <input type="checkbox"/> City Sewer | <input type="checkbox"/> Septic Tank | <input type="checkbox"/> Other _____ |

90 Roof(s): Type _____ Age (approx): _____

92 Other Items:

93 _____

94 _____

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

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

97 _____

98 _____

99 _____

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
101 Interior Walls	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
102 Ceilings	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
104 Windows	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
105 Doors	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
106 Insulation	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
107 Plumbing System	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
108 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
109 Electrical System	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
110 Exterior Walls	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>				

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

112 _____

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

	YES	NO	UNKNOWN
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date) (check here if unknown)	<input type="checkbox"/>	<input checked="" type="radio"/>	<input checked="" type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>

		YES	NO	UNKNOWN
137	12. Property or structural damage from fire, earthquake, floods, or landslides?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
138	If yes, please explain (use separate sheet if necessary).			
139	_____			
140	_____			
141	If yes, has said damage been repaired? _____			
142	13. Is the property serviced by a fire department?	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
143	If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found:			
144	<u>Oakland Fire Department / Fayette County</u>			
145	_____			
146	Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
147	_____			
148	14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
149	_____			
150	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
151	16. Subdivision and/or deed restrictions or obligations?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
152	17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input checked="" type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
153	Name of HOA: <u>Welch Realtors SPM</u>			
154	HOA Phone Number: <u>901-800-8273</u>			
155	Special Assessments: _____			
156	Management Company: _____			
157	Management Co. Address: _____			
158	HOA Address: _____			
159	Monthly Dues: _____			
160	Transfer Fees: _____			
161	Phone: _____			
162	18. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
163	_____			
164	19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
165	20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
166	_____			
167	21. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
168	If yes, please explain, and include a written statement regarding payment information.			
169	_____			
170	22. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
171	If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="radio"/>
172	(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified professional inspect the structure in question for the preceding concern and provide a written report of the professional's finding.)			
173	_____			
174	If yes, please explain. If necessary, please attach an additional sheet.			
175	_____			
176	_____			
177	_____			
178	_____			
179	23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
180	24. 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?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
181	If yes, results of test(s) and/or rate(s) are attached.			
182	_____			
183	25. Has any residence on this property ever been moved from its original foundation to another foundation?	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="checkbox"/>
184	_____			
185	_____			

- | | YES | NO | UNKNOWN |
|--|----------------------------------|----------------------------------|--------------------------|
| 186 26. Is this property in a Planned Unit Development? Planned Unit Development | <input checked="" type="radio"/> | <input type="checkbox"/> | |
| 187 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, | | | |
| 188 controlled by one (1) or more landowners, to be developed under unified control | | | |
| 189 or unified plan of development for a number of dwelling units, commercial, | | | |
| 190 educational, recreational or industrial uses, or any combination of the | | | |
| 191 foregoing, the plan for which does not correspond in lot size, bulk or type of | | | |
| 192 use, density, lot coverage, open space, or other restrictions to the existing land | | | |
| 193 use regulations." Unknown is not a permissible answer under the statute. | | | |
| 194 27. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. | <input type="checkbox"/> | <input checked="" type="radio"/> | <input type="checkbox"/> |
| 195 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of | | | |
| 196 limestone or dolostone strata resulting from groundwater erosion, causing a | | | |
| 197 surface subsidence of soil, sediment, or rock and is indicated through the | | | |
| 198 contour lines on the property's recorded plat map." This disclosure is required | | | |
| 199 regardless of whether the sinkhole is indicated through the contour lines on the | | | |
| 200 property's recorded plat map. | | | |
| 201 28. Was a permit for a subsurface sewage disposal system for the Property issued | <input type="checkbox"/> | <input checked="" type="radio"/> | |
| 202 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If | | | |
| 203 yes, Buyer may have a future obligation to connect to the public sewer system. | | | |
| 204 | | | |

205 **D. CERTIFICATION.** I/We certify that the information herein, concerning the
 206 **696 Beau Forest Drive, Oakland, TN, 38060**

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

210 Transferor (Seller) Ashly R. Lester Ashly R. Lester Date 10/30/2024 Time 4:38 PM
 211 Transferor (Seller) _____ Date _____ Time _____

212
 213 **Parties may wish to obtain professional advice and/or inspections of the property and to negotiate**
 214 **appropriate provisions in the purchase agreement regarding advice, inspections or defects.**
 215

216
 217 **Transferee/Buyer's Acknowledgment:** I/We understand that this disclosure statement is not intended as a substitute for any
 218 inspection, and that I/we have a responsibility to pay diligent attention to and inquire about those material defects which are
 219 evident by careful observation. I/We acknowledge receipt of a copy of this disclosure.

220 Transferee (Buyer) Jordan M Darnell Date _____ Time _____
 221 Transferee (Buyer) Ashley N Darnell Date _____ Time _____

222 If the property being purchased is a condominium, the transferee/buyer is hereby given notice that the transferee/buyer is
 223 entitled, upon request, to receive certain information regarding the administration of the condominium from the developer or
 224 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.

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