



Richardson Real Estate and Auction, Inc.

CONFIRMATION OF AGENCY STATUS

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

7 The real estate transaction involving the property located at:
8 Lot 13 The Preserve at Buffalo River Lobelville Tn 37097
9 PROPERTY ADDRESS

10 SELLER NAME: Russell Kesler Tiffany Kesler BUYER NAME:
11 LICENSEE NAME: Jarrod Richardson LICENSEE NAME:
12 in this consumer's current or prospective transaction is
13 serving as:
14 [] Transaction Broker or Facilitator. [] Transaction Broker or Facilitator.
15 (not an agent for either party). (not an agent for either party).
16 [] Seller is Unrepresented. [] Buyer is Unrepresented.
17 [x] Agent for the Seller. [] Agent for the Buyer.
18 [] Designated Agent for the Seller. [] Designated Agent for the Buyer.
19 [] Disclosed Dual Agent (for both parties), [] Disclosed Dual Agent (for both parties),
20 with the consent of both the Buyer and the Seller with the consent of both the Buyer and the Seller
21 in this transaction. in this transaction.

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

34 Russell Kesler 05/16/22
35 Seller Signature Russell Kesler Date Buyer Signature Date
36 Tiffany Kesler 05/16/22
37 Seller Signature Tiffany Kesler Date Buyer Signature Date
38
39 Listing Licensee Jarrod Richardson Date Selling Licensee Date
40 United Country Richardson Real Estate Inc
41 Listing Company Selling Company

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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.

This form is copyrighted and may only be used in real estate transactions in which Mr. Jarrod Richardson is involved as a Tennessee REALTORS® authorized
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.

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.

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- 91 **16. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
 92 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
 93 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers
 94 have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are
 95 advised to contact several sources and independently investigate the competency of any inspector, contractor,
 96 or other professional expert, service provider or vendor and to determine compliance with any licensing,
 97 registration, insurance and bonding requirements in your area.
- 98 **17. RELIANCE.** You understand that it is your responsibility to determine whether the size, location and condition
 99 of the property are acceptable prior to submitting an Offer on a property. Broker makes no representations as
 100 to suitability of a property to your needs. You acknowledge that any images or other marketing materials
 101 provided by the seller or brokers involved in the transaction electronically or in print may not display the
 102 property's features, flaws, odor(s), or size and that you will not rely on such images when purchasing a property.
- 103 **18. MARKETING MATERIALS.** You acknowledge that photographs, marketing materials, and digital media
 104 used in the marketing of the property may continue to remain in publication after Closing. You agree that
 105 Broker shall not be liable for any uses of photographs, marketing materials or digital media which the Broker
 106 is not in control.
- 107 **The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, media**
 108 **representations or verbal representations of any real estate licensee relative to any of the matters itemized**
 109 **above or similar matters. The Buyer/Seller understands that it has been strongly recommended that they**
 110 **secure the services of appropriately credentialed experts and professionals of the buyer's or seller's choice**
 111 **for the advice and counsel about these and similar concerns.**

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

113 Russell Kesler Tiffany Kesler

114 CLIENT/CUSTOMER Russell & Tiffany Kesler CLIENT/CUSTOMER

115 05/16/22 at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

116 Date Date

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Richardson
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Auction, Inc.

COVID-19 RELEASE

1 The COVID-19 Pandemic and all associated federal, state and local directives and guidelines underscore the risks
2 associated for persons viewing properties and the risks for Sellers and Owners by allowing persons to enter property
3 which they own. This Release is subject to any federal, state or local directives and it is the responsibility of the
4 undersigned to be aware of such directives and how such directives may affect the showing of the Property.

5 The undersigned understands that exposure to disease-causing organisms and objects, such as COVID-19, and
6 personal contact with others, including but not limited to real estate licensees, inspectors, appraisers, contractors,
7 owners, occupants and others associated with the sale, lease or purchase of property, involves a certain degree of
8 risk that could result in illness, disability or death. The undersigned acknowledges that it is impossible to screen
9 and/or monitor all such individuals.

10 The undersigned should seek the advice of an attorney on any legal question concerning COVID-19 and associated
11 liability, or any other matters of concern. Real estate licensees are **not** legal experts, and therefore cannot provide
12 advice in this area.

13 **After carefully considering all the potential risks involved, I hereby assume the same and agree to release,**
14 **hold-harmless, indemnify, and defend** United Country Richardson Real Estate Inc
15 **(Brokerage name) and its licensees, employees, officers, agents, contractors and vendors from and against,**
16 **all claims and liability resulting from exposure to disease-causing organisms and objects, such as COVID-**
17 **19, associated with me either viewing and/or inspecting property occupied by others, or allowing others to**
18 **enter property which I own.**

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

20 Russell Kesler Tiffany Kesler 05/16/22 05/16/22

21 SELLER/OWNER/BUYER/TENANT SELLER/OWNER/BUYER/TENANT
Russell & Tiffany Kesler

22 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

23 **Date** **Date**

For information regarding the COVID-19 Pandemic and advisements, visit the following websites:
The State of Tennessee: <https://www.tn.gov/governor/covid-19.html>
The Centers for Disease Control and Prevention (CDC): <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

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Mr. Jarrod Richardson

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LOCATION
Property Address Buffalo River E Of 1 Hwy
 TN
Subdivision The Preserve At Buffalo Ri
County Perry County, TN

PROPERTY SUMMARY
Property Type Residential
Land Use
Improvement Type
Square Feet

GENERAL PARCEL INFORMATION
Parcel ID/Tax ID 046M A 013.00
Special Int 000
Alternate Parcel ID
Land Map 046M
District/Ward 04
2010 Census Trct/Blk 9301/1
Assessor Roll Year 2021



SCHOOL INFORMATION
 These are the closest schools to the property
Lobelville Elementary School 4.8 mi
 Primary Middle: Pre K to 8 Distance
Perry County High School 7.1 mi
 High: 9 to 12 Distance

TAX ASSESSMENT		Assessment		Jurisdiction	Rate
Appraisal	Amount	Assessment	Amount		
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$8,000	Assessed Land		Perry	2.2964
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$8,000	Total Assessment	\$2,000		
		Exempt Amount			
		Exempt Reason			

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$45.93	\$45.93
2019		\$49.60	\$49.60
2018		\$49.60	\$49.60
2017		\$61.25	\$61.25
2016		\$61.25	\$61.25
2015		\$60.00	\$60.00
2014		\$90.08	\$90.08
2013		\$90.08	\$90.08

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Lot Dimensions
Block/Lot /13	Lot Square Feet
Latitude/Longitude 35.702485°/-87.788504°	Acreage

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	Gravel
Electric Source	Topography	Level
Water Source	District Trend	Improving
Sewer Source	Special School District 1	
Zoning Code	Special School District 2	
Owner Type		

LEGAL DESCRIPTION

Subdivision The Preserve At Buffalo Ri	Plat Book/Page	P1/162
Block/Lot /13	District/Ward	04
Description		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
A	High		Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	47135C0158D	09/29/2010