



**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 3 Toms Creek Resorts Section III Linden Tn 37096

9 **PROPERTY ADDRESS**

10 <b>SELLER NAME:</b> <u>Mike Allen</u>	<b>BUYER NAME:</b> _____
11 <b>LICENSEE NAME:</b> <u>Jarrold Richardson</u>	<b>LICENSEE NAME:</b> _____
12 in this consumer's current or prospective transaction is	in this consumer's current or prospective transaction
13 serving as:	is serving as:
14 <input type="checkbox"/> <b>Transaction Broker or Facilitator.</b>	<input type="checkbox"/> <b>Transaction Broker or Facilitator.</b>
15 (not an agent for either party).	(not an agent for either party).
16 <input type="checkbox"/> <b>Seller is Unrepresented.</b>	<input type="checkbox"/> <b>Buyer is Unrepresented.</b>
17 <input type="checkbox"/> <b>Agent for the Seller.</b>	<input type="checkbox"/> <b>Agent for the Buyer.</b>
18 <input checked="" type="checkbox"/> <b>Designated Agent for the Seller.</b>	<input type="checkbox"/> <b>Designated Agent for the Buyer.</b>
19 <input type="checkbox"/> <b>Disclosed Dual Agent (for both parties),</b>	<input type="checkbox"/> <b>Disclosed Dual Agent (for both parties),</b>
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, 3<sup>rd</sup> 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 [Signature] 6/8/22 \_\_\_\_\_  
 35 Seller Signature Mike Allen Date Buyer Signature Date

36 \_\_\_\_\_  
 37 Seller Signature Date Buyer Signature Date  
 38 Jarrold Richardson 06/08/22 \_\_\_\_\_

39 Listing Licensee Jarrold Richardson Date Selling Licensee Date

40 United Country Richardson Real Estate Inc  
 41 Listing Company Selling Company

*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. 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.*

This form is copyrighted and may only be used in real estate transactions in which **Mr. Jarrold 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.



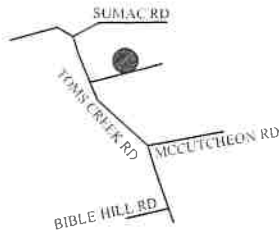
Perry County - Parcel: 023 060.02



Date: June 17, 2022  
County: Perry  
Owner: ALLEN MICHAEL  
Address: TOMS CREEK RD  
Parcel Number: 023 060.02  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2017

State of Tennessee, Comptroller of the Treasury, Department of Property Assessment (DPA) – Geographic Services  
TDOT

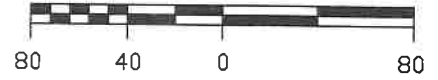
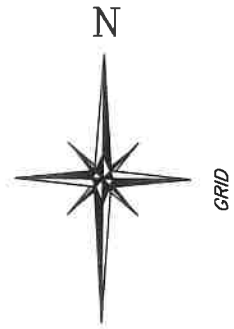
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



"VICINITY MAP"  
NOT TO SCALE

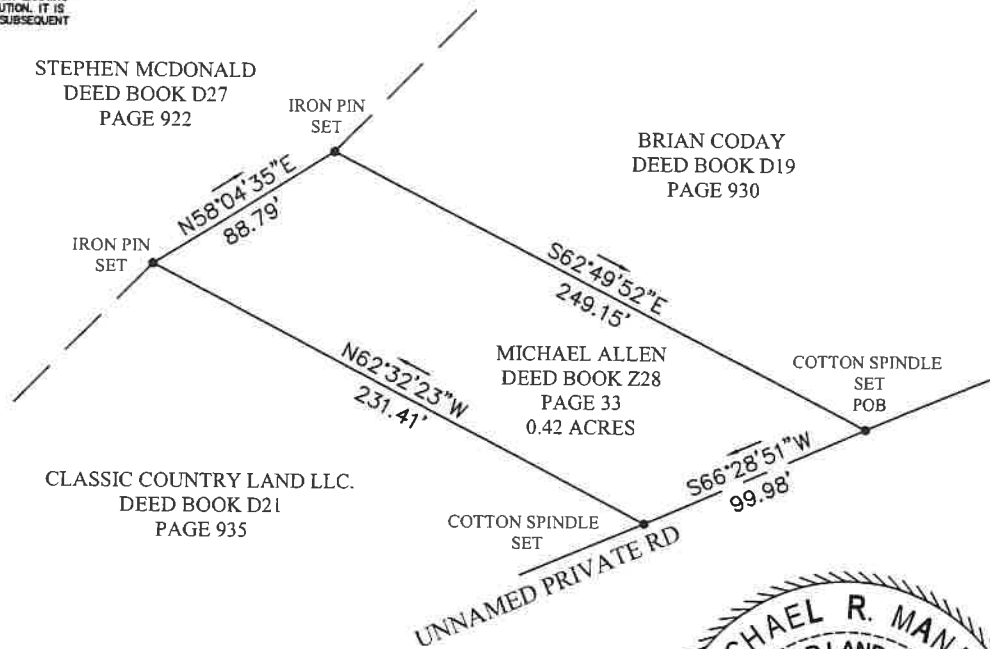
Iron pin set at all property corners with half inch rebar stamped "ADVANCED LAND SURV" unless otherwise noted.

I hereby certify that this survey was done in compliance with the current Tennessee Minimum Standards of Practice. That it is a category I survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



**NOTES**

- 1) IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE, THEREFORE EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR ANY OTHER LANDUSE REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A PROPERTY BOUNDARY SURVEY AND IS VALID ONLY IF THIS PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
- 4) DECLARATION IS MADE TO THE NEW PURCHASER AND/OR EXISTING LAND OWNER OF THIS TRACT AND THEIR LENDING INSTITUTION, IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTION OR SUBSEQUENT OWNER.



- GLOBAL POSITIONING SYSTEM NOTES:**
1. For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on/between the dates of 4-7-2022 & 4-20-2022.
  2. TOPCON HIPER VR DUAL FREQUENCY RECEIVERS WERE USED.
  3. Datum/Epoch: NAD83(2011) Epoch 2010.00
  4. Published/Fixed Control Used: NONE
  5. Geoid Model: Geoid18
  6. Combined Scale Factor: 0.99994521
  7. Positional accuracy of the GPS vectors does not exceed:  
Horizontal 0.06' - Vertical 0.08'

**MICHAEL ALLEN PROPERTY**  
DEED BOOK Z28, PAGE 33

SECOND CIVIL DISTRICT  
PERRY COUNTY, TENNESSEE

**Advanced Land Surveying, Inc.**  
2000 Wilson School Road  
Henderson, Tennessee 38340 731-983-0509

<b>DRAWN BY:</b> CEB-RJD	<b>TAX MAP ID:</b> 23-60.02
<b>SCALE:</b> 1"=80'	<b>FILENAME:</b> 68-23-60.02
<b>DATE:</b> APRIL 25, 2022	<b>DRAWING#</b> 130.22

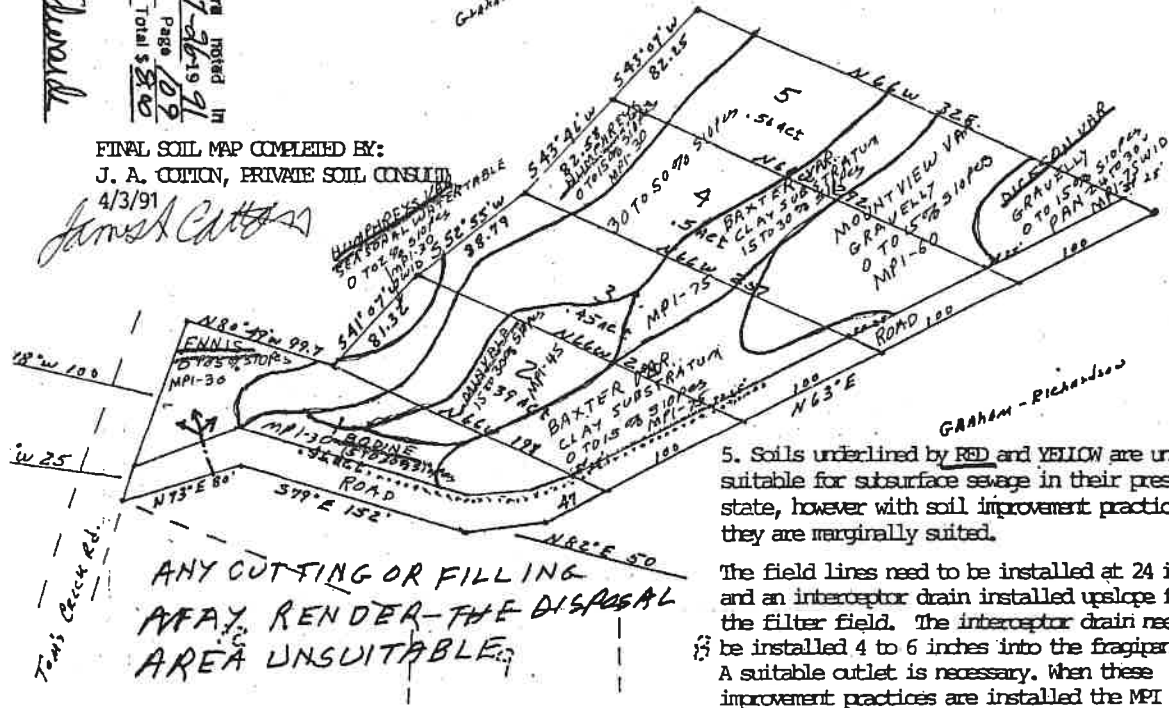
OF TENNESSEE, PERRY COUNTY,  
 foregoing instrument and certificate were noted in  
 Book 348 and 349 of Clerk AM 7-26-91  
 recorded in Plat Book Series Page 109  
 Tax Paid \$ Fee Recording Fee 90 Total \$ 810  
 ass. My hand  
 1st No. 1670  
*Deborah J. Edwards*  
 Register

- NOTES:
1. Any cutting or filling after above date may render the soils unsuitable for subsurface sewage disposal.
  2. Soils underlined by GREEN are suitable for subsurface sewage disposal.
  3. Soils underlined by YELLOW are marginally suited for subsurface sewage disposal.
  4. Soils underlined by RED and GREEN are unsuitable for subsurface sewage disposal in their present state, however with soil improvement practices they are suitable.

The field lines in Ennis soils need to be installed at 24 inches. There is excess wetness below a depth of 36 inches during periods of extended rainfall.

The field lines in Humphreys variant need to be installed at 24 inches and an interceptor drain installed upslope from the filter field. The drain needs to be 4 to 6 inches deeper than the field line trench. A suitable outlet is necessary.

FINAL SOIL MAP COMPLETED BY:  
 J. A. COITON, PRIVATE SOIL CONSULTANT  
 4/3/91  
*James A. Coiton*



5. Soils underlined by RED and YELLOW are unsuitable for subsurface sewage in their present state, however with soil improvement practices they are marginally suited.

The field lines need to be installed at 24 inches and an interceptor drain installed upslope from the filter field. The interceptor drain needs to be installed 4 to 6 inches into the fragipan. A suitable outlet is necessary. When these improvement practices are installed the MPI is 75.

6. Soils on 30 to 50 percent slopes require a special soil investigation to determine their suitability of subsurface sewage disposal.

7. Lot number 1 needs a channel developed from the culvert in the access road to the right-of-way of the Toms Creek Road and on to the culvert in the Toms Creek Road to prevent water from spreading over the area of Ennis soils.

LEGEND:  
 MPI - Minutes Per Inch  
 VAR - Variant  
 WID - With Interceptor Drain  
 ..... Out Slope (Road Bank)  
 → Drainage

*TOM'S CREEK RESORTS*  
 Section Three  
 CIVIL DISTRICT  
 PERRY COUNTY, TN.  
 CLASS "A" SURVEY  
 BEARINGS MAGNETIC  
 SCALE 1" = 100'  
 INDEXED 3-28-91  
*Thomas E. Lawson*



Certification of General Approval for Installation of Subsurface Sewage Disposal Systems with Restrictions.

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the hs.00 and/or attached restrictions.

Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.  
 Date 6-17-91  
*Joe Kingston*  
 Local Health Authority

- RESTRICTIONS  
 TOM'S CREEK RESORTS, SEC. 111
1. All lots restricted to two (2) bedroom structures.
  2. Wells to be placed near S/D access road at east end of lots. Well on Lot # 1 at highest point of lot.

This instrument was prepared on information furnished by Graham and Richardson Properties by Bobby A. McGee, Attorney at Law  
P.O. Box 327  
Linden, Tennessee 37096

RESTRICTIONS FOR TOM'S CREEK RESORT  
PHASE THREE

GRAHAM AND RICHARDSON PROPERTIES, a partnership consisting of TOMMY L. GRAHAM and DAVID C. RICHARDSON, is the fee owner of the following-described real property located in the \_\_\_\_\_ Civil District of Perry County, Tennessee, same being the real property now duly platted as "Tom's Creek Resort, Phase Three" as such plat is now recorded in Plat Book C at Page 109 in the Register's Office of Perry County, Tennessee, hereby makes the following declarations as to limitations, restrictions and uses to which the lots or tracts constituting such subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and on all persons claiming under them, and for the benefit of and limitations on all future owners, and this declaration is upon the terms and conditions as follows:

(1) The purpose of these restrictions is to insure the use of the property for attractive recreational purposes, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the community, and thereby to secure to each site owner the full benefit and enjoyment of his home with no greater restriction on the free and undisturbed use of his site than is necessary to insure the same advantages to the other site owners.

(2) Permanent improvements, including dwelling structures, may be erected.

(3) Mobile homes may be placed upon a lot for use as a permanent dwelling only, and any mobile home so placed must, at a minimum, have underpinning on all four sides and permanent steps to the doors of said mobile home constructed of concrete, steel or similar durable material.

(4) Any water use facilities constructed on any of these recreational lots, including boat houses, piers, etc., shall be subject to approval, and the rules and regulations of any and all local, state and/or federal statutes and agencies.

(5) No living trees shall be removed or damaged that are located on any of the recreational lots other than those necessary to be removed to provide proper parking space and construction of permanent dwellings.

(6) All lots must be kept free of litter and garbage at all times, and grass and weeds must be mowed at regular intervals.

(7) Utility authorities may establish easements wherever and whenever necessary for the installment of any type of utility for the use of one or more lot owners.

(8) No lot shall be re-subdivided or shall a fractional portion be sold, however, this restriction is not meant to prevent multiple ownership of a single lot, but rather to prevent the physical size of the lots being decreased.

(9) Non-operative or abandoned vehicles which are left on any lot for a period exceeding ninety (90) days shall be forfeited and the owner of the lot shall indemnify any person or persons for any monies expended in procuring the removal of same, including reasonable attorney fees.

(10) No excavating of stone, gravel or other minerals shall be made on any lot except for reasonable lot improvements.

(11) All lots are subject to any local, state and/or federal laws, rules and/or regulations.

(12) Any of the aforesaid restrictions may be amended by a vote of the majority of the lot owners, each lot owner or co-owner having one (1) vote per interest per lot owned.

(13) If any one (1) or more of the provisions of this instrument are, at any time, declared void or inoperative by any Court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and shall not otherwise be affected thereby.

WITNESS our hands on this the 25th day of July, 1991.

C

STATE OF TENNESSEE, PERRY COUNTY

The foregoing instrument and certificate were noted in  
Note Book R, Page 348 At 8:50 O'clock A.M. 7-26-91  
and recorded in Misc Book 9, Series 485 Page 485  
State Tax Paid \$      Fee      Recording Fee 12.00 Total 12.00  
Witness My Hand.  
Receipt No. 6671

Tommy L. Graham  
Tommy L. Graham

David C. Richardson  
David C. Richardson

Deborah J. Edwards  
Register

\*\*\*\*\*

STATE OF TENNESSEE

COUNTY OF PERRY

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within-named TOMMY L. GRAHAM, with whom I am personally acquainted, or proven to me upon the basis of satisfactory information, and who acknowledged upon oath that he executed the foregoing and within instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at Linden, Tennessee, on this the 25th day of July, 1991.

Catherine Hufsteden  
NOTARY PUBLIC

My Commission Expires: May 28, 1995

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STATE OF TENNESSEE

COUNTY OF PERRY

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and county aforesaid, the within-named DAVID C. RICHARDSON, with whom I am personally acquainted, or proven to me upon the basis of satisfactory information, and who acknowledged upon oath that he executed the foregoing and within instrument for the purposes therein expressed and contained.

WITNESS my hand and official seal at Linden, Tennessee, on this the 25th day of July, 1991.

Catherine Hufsteden  
NOTARY PUBLIC

My Commission Expires: May 28, 1995

