



**McIver Land
& Realty**

**TENNESSEE RESIDENTIAL PROPERTY
CONDITION EXEMPTION**

1 Property Address: 00 N. Royal St. Jackson TN 38305
 2 Seller: CJH Land Investments, LLC.

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

- 9 1. Sellers must disclose all known material defects, and must answer the questions on the Disclosure form in good faith to
 10 the best of the seller's knowledge as of the Disclosure date.
- 11 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 12 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
 13 occurred since the time of the initial Disclosure, or certify that there are no changes.
- 14 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s), or certain
 15 information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code
 16 Ann. § 66-5-204).
- 17 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 18 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
 19 agreed to in the purchase contract.
- 20 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- 21 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
 22 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
 23 had no effect on the physical structure of the property.
- 24 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
 25 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
 26 (See Tenn. Code Ann. § 66-5-202).
- 27 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
 28 court orders, some foreclosures and bankruptcies, new construction with written warranty, or owner has not resided on the
 29 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
- 30 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
 31 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
 32 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
- 33 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
 34 not required to repair any such items.
- 35 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
 36 disclaimer statement with no representations or warranties. (See Tenn. Code Ann. § 66-5-202).
- 37 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
 38 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
- 39 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
 40 are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.
- 41 16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited
 42 from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage
 43 disposal system permit.

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

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

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

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

64 The undersigned Seller of the property described as 00 N. Royal St. Jackson TN 38305 does
 65 hereby notify Buyer that said property is being offered without a Residential Property Condition Disclosure Statement as
 66 provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Tenn. Code Ann. § 66-5-209
 67 for the following reason(s):

- 68 This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the administration
 69 of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in a
 70 bankruptcy, transfers by eminent domain and transfers resulting from a decree of specific performance.
- 71 This is a transfer to a beneficiary of a deed of trust by a trustor or successor in interest who is in default; transfers by
 72 a trustee under a deed of trust pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust who
 73 has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust or has acquired
 74 the real property by a deed in lieu of foreclosure.
- 75 This is a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship
 76 or trust.
- 77 This is a transfer from one (1) or more co-owners solely to one (1) or more co-owners. This provision is intended to
 78 apply and only does apply in situations where ownership is by a tenancy by the entirety, a joint tenancy or a tenancy
 79 in common and the transfer will be made from one (1) or more of the owners to another owner or co-owners holding
 80 property either as a joint tenancy, tenancy in common or tenancy by the entirety.
- 81 This is a transfer made by virtue of the record owner's failure to pay federal, state or local taxes.
- 82 This is a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.
- 83 This is a transfer made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity
 84 of one (1) or more of the transferors.
- 85 This is a transfer to or from any governmental entity of public or quasi-public housing authority or agency.
- 86 This is a transfer involving the first sale of a dwelling provided that the builder offers a written warranty.
- 87 This is a transfer of any property sold at public auction.
- 88 This is a transfer of any property where the owner has not resided on the property at any time within three (3) years
 89 prior to the date of transfer.
- 90 This is a transfer from a debtor in a chapter 7 or a chapter 13 bankruptcy to a creditor or third party by a deed in lieu
 91 of foreclosure or by a quitclaim deed.

92 Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior
 93 injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever
 94 been moved from an existing foundation to another foundation, whether the Sellers have knowledge of any percolation tests or
 95 soil absorption rates performed on the Property that are determined or accepted by the Tennessee Department of Environment
 96 and Conservation and the results of said tests and/or rates, and the presence of any known sinkholes. Sellers, pursuant to Tenn.

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97 Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit Development and
98 upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed.

99 **ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:** YES NO UNKNOWN

- 100 1. Is there an exterior injection well anywhere on the property? YES NO UNKNOWN
- 101 2. Is seller aware of any percolation tests or soil absorption rates being
102 performed on the property that are determined or accepted by
103 the Tennessee Department of Environment and Conservation?
104 If yes, results of test(s) and/or rate(s) are attached. YES NO UNKNOWN
- 105 3. Has any residence on this property ever been moved from its original
106 foundation to another foundation? YES NO UNKNOWN
- 107 4. Is this property in a Planned Unit Development? Planned Unit Development
108 is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land,
109 controlled by one (1) or more landowners, to be developed under unified control
110 or unified plan of development for a number of dwelling units, commercial,
111 educational, recreational or industrial uses, or any combination of the
112 foregoing, the plan for which does not correspond in lot size, bulk or type of
113 use, density, lot coverage, open space, or other restrictions to the existing land
114 use regulations." Unknown is not a permissible answer under the statute. YES NO UNKNOWN
- 115 5. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. YES NO UNKNOWN
116 Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of
117 limestone or dolostone strata resulting from groundwater erosion, causing a
118 surface subsidence of soil, sediment, or rock and is indicated through the
119 contour lines on the property's recorded plat map."
- 120 6. Was a permit for a subsurface sewage disposal system for the Property issued YES NO
121 during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If
122 yes, Buyer may have a future obligation to connect to the public sewer system.

123 Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its
124 improvements, are being offered by Seller except in the case where transfer involves the first sale of a dwelling in which builder
125 offers a written warranty and those required by Seller pursuant to Tenn. Code Ann. §§ 66-5-212 and 66-5-213. Furthermore,
126 the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

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

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

131 CJH Land Investments, LLC.

132 **SELLER** CJH Land Investments, LLC. **SELLER**

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

134 **Date** **Date**

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

136 _____

137 **BUYER** **BUYER**

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

139 **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 00 N. Royal St. Jackson TN 38305
9 PROPERTY ADDRESS

10 SELLER NAME: CJH Land Investments, LLC. BUYER NAME:
11 LICENSEE NAME: Harold T McIver LICENSEE NAME:
12 in this consumer's current or prospective transaction is in this consumer's current or prospective transaction
13 serving as: 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 [] Agent for the Seller. [] Agent for the Buyer.
18 [x] 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 [Signature] 06/30/2023
35 Seller Signature CJH Land Investments, LLC. Date Buyer Signature Date
36
37 [Signature] 06/30/2023
38 Seller Signature Date Buyer Signature Date
39 Listing Licensee Harold T McIver Date Selling Licensee Date
40 United Country McIver Land & Realty, LLC.
41 Listing Company Selling Company

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