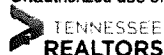


Benchmark REALTY_{LLC}

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 2026 Highway 130 W CITY Shelbyville
 2 SELLER'S NAME(S) Ted & Sandra Nickson PROPERTY AGE 15 YRS
 3 DATE SELLER ACQUIRED THE PROPERTY March 2005 DO YOU OCCUPY THE PROPERTY? Yes
 4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? NA
 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 <http://www.lexisnexis.com/hottopics/tncode/>
 11 (See Tenn. Code Ann. § 66-5-201, et seq.)
 12 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the
 13 best of the seller's knowledge as of the Disclosure date.
 14 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
 15 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
 16 occurred since the time of the initial Disclosure, or certify that there are no changes.
 17 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information
 18 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
 19 5-204).
 20 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
 21 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
 22 agreed to in the purchase contract.
 23 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
 24 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
 25 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
 26 had no effect on the physical structure of the property.
 27 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
 28 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
 29 (See Tenn. Code Ann. § 66-5-202).
 30 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
 31 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
 32 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
 33 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
 34 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
 35 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
 36 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
 37 not required to repair any such items.
 38 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
 39 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
 40 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
 41 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.

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15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees are required to disclose to all parties adverse facts of which the licensee has actual knowledge or notice.

16. Pursuant to Tenn. Code Ann. § 47-18-104(b), sellers of newly constructed residences on a septic system are prohibited from knowingly advertising or marketing a home as having more bedrooms than are permitted by the subsurface sewage disposal system permit.

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

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

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

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

INSTRUCTIONS TO THE SELLER

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

A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>5</u>) including hangar door
<input type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Oven <u>(2)</u>	<input checked="" type="checkbox"/> Fireplace(s) (Number <u>2</u>) (vent free)
<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Microwave <u>(2)</u>	<input type="checkbox"/> Gas Starter for Fireplace
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Gas Fireplace Logs (vent free)	<input checked="" type="checkbox"/> TV Antenna/Satellite Dish installed - hangar - not in use
<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Smoke Detector/Fire Alarm	<input type="checkbox"/> Central Vacuum System and attachments
<input checked="" type="checkbox"/> Spa/Whirlpool Tub	<input checked="" type="checkbox"/> Burglar Alarm	<input type="checkbox"/> Current Termite contract
<input type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Patio/Decking/Gazebo	<input checked="" type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> 220 Volt Wiring	<input type="checkbox"/> Installed Outdoor Cooking Grill	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input checked="" type="checkbox"/> Pool
<input checked="" type="checkbox"/> Dishwasher <u>(4)</u>	<input checked="" type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input checked="" type="checkbox"/> Heat Pump
<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air	
<input checked="" type="checkbox"/> Water Heater	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas <input type="checkbox"/> Solar
<input checked="" type="checkbox"/> Other spray foam insulation - closed cell	<input type="checkbox"/> Other ICF Construction - NUDURA	
Garage: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carport	Insulated concrete form 4000 PSI full fiber	
Water Supply: <input checked="" type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private <input type="checkbox"/> Utility <input type="checkbox"/> Other		
Gas Supply: <input type="checkbox"/> Utility <input checked="" type="checkbox"/> Bottled <input type="checkbox"/> Other		
Waste Disposal: <input type="checkbox"/> City Sewer <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Other		
Roof(s): Type <u>50 year GAF Architectural Shingles</u> Age (approx): <u>replaced Jan 2011</u>		
Other Items:		

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92
93

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

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

96
97
98

99 If leases are not assumable, it will be Seller's responsibility to pay balance.

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="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *see addendum	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105 Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *see addendum	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> addendum	Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	NA
107 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *see addendum	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110 Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> *see addendum				

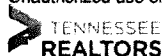
111 If any of the above is/are marked YES, please explain:

112 see addendum

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="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *west side property fence *taxi way, airstrip
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="checkbox"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: <u>2006</u> (Date)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *main driveway shared (gravel)
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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="checkbox"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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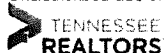
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	YES	NO	UNKNOWN
12. Property or structural damage from fire, earthquake, floods, or landslides?, If yes, please explain (use separate sheet if necessary).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has said damage been repaired? <u>NA</u>			
13. Is the property serviced by a fire department?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, in what fire department's service area is the property located? <u>Shelbyville Fire Dept + 3 volunteer Fire Depts.</u>			
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="checkbox"/>	<input type="checkbox"/>
14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name of HOA: <u>Pleasant Grove Airport (PGA)</u> HOA Address: <u>owner managed - Blake Butler</u>			
HOA Phone Number: <u>931-607-9489</u> Monthly Dues: <u>\$1000/yr</u>			
Special Assessments: <u>No</u> Transfer Fees: <u>NA</u>			
Management Company: <u>N/A</u> Phone: <u>N/A</u>			
Management Co. Address: <u>N/A</u>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>airstrip, hangar in front of subject property</u>
19. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or will affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding payment information.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"? If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage? (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.) If yes, please explain. If necessary, please attach an additional sheet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>NA</u>
23. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? If yes, results of test(s) and/or rate(s) are attached.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <u>previous results attached</u>
25. Has any residence on this property ever been moved from its original foundation to another foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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YES NO UNKNOWN

26. 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.
27. 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." ☐
28. 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. ☐

D. CERTIFICATION. I/We certify that the information herein, concerning the real property located at

2026 Highway 130 W Shelbyville TN 37160

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

Transferor (Seller) Theodore Nickson Date 06/02/2020 Time 11:11

Transferor (Seller) Sandra Nickson Date 06/02/2020 Time 11:11

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

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

Transferee (Buyer) _____ Date _____ Time _____

Transferee (Buyer) _____ Date _____ Time _____

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

NOTE: This form is provided by TAR 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 TAR logo in conjunction with any form other than standardized forms created by TAR 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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Addendum to Property Condition Disclosure - 2026 Highway 130 W

Line 104 - Windows: Several windows are eligible for replacement under lifetime warranty - Silver Line Windows.

Line 105 - Doors: French Doors in Foyer - door drags slightly on the floor.

Line 108 - Sewer/Septic: Paid for additional permitting 6 beds - good indefinitely. No known issues with current system.

Line 110 - Exterior Walls: A few natural exterior settling cracks in front. No known structural damage.

Additional Projects Completed since February 2020:

HVAC unit in Sunroom 12,000btu

HVAC unit in three car garage 18,000btu

New weatherstripping trim around garage doors (home & hangar)

New bottom gaskets on garage doors (home)

Epoxy floor in garage

Fresh paint ceiling, walls, & steps in garage

Vinyl baseboard installed in garage

White PVC hand railing installed at garage steps

Trex Deck ramp at front of home

Trex Deck landing connecting Sunroom to back deck

Trex Deck patio in Courtyard between Hangar & retaining wall

Trex Deck benches built in courtyard

Trex Deck fascia installed underside of entire back deck north & east sides

Access door installed on east end of elevated rear deck

Elevator annual service inspection

Pool sand filter replaced

Straps on pool cover replaced

Handrail for pool steps is available

Ladder for pool side is available

 
Theodore Nickson
6/2/2020 5:10:28 PM CDT

 
Sandra Nickson
6/2/2020 5:55:53 PM CDT



SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 2026 Highway 130 W Shelbyville TN 37160
PROPERTY ADDRESS

2 The owner of this residential property discloses the following:

- 3 ☒ According to the subsurface sewage disposal system permit issued for this property, this property is permitted for 6
4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and
5 is attached to this disclosure. *See property condition disclosure addendum
- 6 ☐ I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the
7 appropriate governmental permitting authority. However, I/we were informed that

8 ☐ The file could not be located.

9 **OR**

10 ☐ A permit was not issued for this property.

11 As a result, I/we do not have any knowledge as to the number of bedrooms for which this property has been permitted.

12 **NOTE:** There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been done
15 on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information and
16 if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy:

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

<p>21 _____</p> <p>22 BUYER</p> <p>23 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>24 Date</p>	<p>21 _____</p> <p>22 BUYER</p> <p>23 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>24 Date</p>
--	--

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

<p>26 <u>Theodore Nickson</u></p> <p>27 SELLER 6/2/2020 5:10:41 PM CDT</p> <p>28 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>29 Date</p>	<p>26 <u>Sandra Nickson</u></p> <p>27 SELLER 6/2/2020 5:56:03 PM CDT</p> <p>28 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm</p> <p>29 Date</p>
--	--

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RF208 – Subsurface Sewage Disposal System Permit Disclosure, Page 1 of 1

Version 01/01/2019

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TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based System Unit
William R. Snodgrass - Tennessee Tower
 312 Rosa L. Parks Ave., 11th Floor
 Nashville, TN 37243-1102

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued <u>Ted & Sandra Nickson</u> to: <u>(Owner, Developer, Contractor, Installer, etc.)</u> Location: <u>Perimeter Grove Hickory 3</u> <u>3026 Hwy, Row</u> Installation: <input checked="" type="checkbox"/> 1. New Installation <input type="checkbox"/> 2. Repair to Existing System Establishment: <input checked="" type="checkbox"/> 1. Residential: # Bedrooms <u>3 to a 6</u> <input type="checkbox"/> 2. Other: _____ Gals/Day _____ (Specify)	Evaluation Based Upon: <input checked="" type="checkbox"/> 1. Soil typing by Soil Scientist <input type="checkbox"/> a. General <input checked="" type="checkbox"/> b. High Intensity <input type="checkbox"/> c. Extra High Intensity <input type="checkbox"/> 2. Soil Percolation Test <input type="checkbox"/> 3. DWR/LBS Staff Member Estimated Absorption Rate: <u>60 MPI</u>	Type of System <input checked="" type="checkbox"/> 1. Conventional <input type="checkbox"/> 2. Modified Conventional <input type="checkbox"/> 3. Conventional System Substitute <input type="checkbox"/> Chamber <input type="checkbox"/> Poly Expanded Styrene <input type="checkbox"/> Large Diameter Gravelless Pipe <input type="checkbox"/> Sand Backfill required <input type="checkbox"/> 4. Low Pressure Pipe <input type="checkbox"/> 5. Mound <input type="checkbox"/> 6. Lagoon <input type="checkbox"/> 7. Subsurface Drip System <input type="checkbox"/> 8. Other: _____
Approval based upon: Statute No.: <u>T.C.A. §68-221-403</u> <input type="checkbox"/> (c) Percolation test <input type="checkbox"/> (d) Grandfather clause, Current standards except those specified <input checked="" type="checkbox"/> (f) 12" (karst) and 6" (non-karst) buffer required <input type="checkbox"/> (i) 9" buffer required (24"-36" total soil depth) <input type="checkbox"/> (k) Grandfather clause - meets June 30, 1990 standards (repair only) <input type="checkbox"/> Other: _____		

This system shall consist of a two compartment septic tank holding 1500 gallons with 330 linear feet in 4 trenches, 36 inches wide and 24 inches deep. (Depth of gravel: 12 inches)

Also required:
☐ 1. Soil Improvement Practice (SIP)
☐ 2. Flow Diversion Valve
☐ 3. Sewage Pump
☐ 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. §68-401 et seq., and the Regulations to Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil condition on the aforementioned property after this day may render this approval null and void.

(Signature of Recipient)

Date

Issued at

Tennessee, in

by

Date

(Name and Title)

(Date of Issue)

This permit is valid for 3 years from date of Issue.

Notes Not to Scale

-----PROPOSED LAYOUT-----NOT TO SCALE-----
 Shoot grades and adjust lines accordingly to conform with proper trench depth, fall and contour of land. Keep fieldlines at least 10' from house and at least 10' from waterlines. and property lines. Do not cut or place fill material on areas designated for fieldline and duplicate.

Dupicate Ap.
 TO HL, 130'
 road
 Perimeter
 Crossover
 SIP
 Field Line
 Solid Line



CONFIRMATION OF AGENCY STATUS

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

The real estate transaction involving the property located at:

2026 Highway 130 W

Shelbyville

TN 37160

PROPERTY ADDRESS

SELLER NAME: Theodore and Sandra Nickson

LICENSEE NAME: Sydney Phillips

BUYER NAME:

LICENSEE NAME:

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**
(not an agent for either party).

☐ **Seller is Unrepresented.**

☐ **Agent for the Seller.**

☒ **Designated Agent for the Seller.**

☐ **Disclosed Dual Agent (for both parties),**
with the consent of both the Buyer and the Seller
in this transaction.

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**
(not an agent for either party).

☐ **Buyer is Unrepresented.**

☐ **Agent for the Buyer.**

☐ **Designated Agent for the Buyer.**

☐ **Disclosed Dual Agent (for both parties),**
with the consent of both the Buyer and the Seller
in this transaction.

This form was delivered in writing, as prescribed by law, to any unrepresented buyer **prior to the preparation of any offer to purchase**, OR to any unrepresented seller **prior to presentation of an offer to purchase**; OR (if the Licensee is listing a property without an agency agreement) **prior to execution of that listing agreement**. This document also serves as confirmation that the Licensee's Agency or Transaction Broker status was communicated orally before any real estate services were provided and also serves as a statement acknowledging that the buyer or seller, as applicable, was informed that any complaints alleging a violation or violations of Tenn. Code Ann. § 62-13-312 must be filed within the applicable statute of limitations for such violation set out in Tenn. Code Ann. § 62-13-313(e) with the Tennessee Real Estate Commission, 710 James Robertson Parkway, 3rd Floor, Nashville, TN 37232, PH: (615) 741-2273. **This notice by itself, however, does not constitute an agency agreement or establish any agency relationship.**

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

Theodore Nickson
Seller Signature Theodore and Sandra Nickson

Date

Buyer Signature

Date

Sandra Nickson
Seller Signature Sandra Nickson

Date

Buyer Signature

Date

Sydney Phillips
Listing Licensee Sydney Phillips

Date

Selling Licensee

Date

Benchmark Realty LLC

Listing Company

Selling Company

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