No. 1 Quality Realty

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1	PROPERTY ADDRESS 1825 Freehill		***************************************	Road	_CITY	Celina	
2	SELLER'S NAME(S) Robert N. Stoquert	&	Brenda L. Stoo	uert	_ PROPERT	Y AGE _	1995
3	DATE SELLER ACQUIRED THE PROPERTY	2024	DO YOU O	CCUPY	THE PROPE	RTY?	yes
4	IF NOT OWNER-OCCUPIED, HOW LONG HAS IT	BEEN SIN	CE THE SELLER	OCCUP	IED THE PR	OPERTY	?
5	(Check the one that applies) The property is a	site-bui	lt home 🗆	non-site	-built home		
6	The Tonnersee Peridential Property Disclosure Act rec	uiras sallar	a of racidantial rac	1 proports	with one to	four dwall	ina unita

- The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential property disclosure statement (the "Disclosure"), or (2) a residential property disclosure. Some property transfers may
- be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers' rights and obligations under the Act. A complete copy of the Act may be found at Tenn. Code Ann. § 66-5-201, et seq.
- 1. Sellers must disclose all known material defects and must answer the questions on the Disclosure form in good faith to the best of the seller's knowledge as of the Disclosure date.
 - 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.

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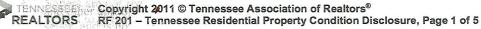
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- 3: Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have occurred since the time of the initial Disclosure, or certify that there are no changes.
 - 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-5-204).
- 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless 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.
- 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which had no effect on the physical structure of the property.
- 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form (See Tenn. Code Ann. § 66-5-202).
 - 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions, court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the 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.
- Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
 not required to repair any such items.
- 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
- 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
- 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.

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TO ANCACTIONS

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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.

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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 Disclosure, 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 shall 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."

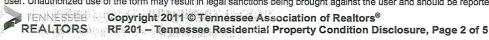
INSTRUCTIONS TO THE SELLER

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:

	the property of the property o			
72	Range Range	□ Wall/Window Air Conditioni	ng	□ Garage Door Opener(s) (Number of openers 0
73	Window Screens	Oven		□ Fireplace(s) (Number)
73 74	□ Intercom	Microwave		☐ Gas Starter for Fireplace
75	□ Garbage Disposal	☐ Gas Fireplace Logs		□ TV Antenna/Satellite Dish
76	☐ Trash Compactor	Smoke Detector/Fire Alarm		□ Central Vacuum System and attachments
77	□ Spa/Whirlpool Tub	□ Burglar Alarm		□ Current Termite contract
78	□ Water Softener	A Patio/Decking/Gazebo		□ Hot Tub
79	□ 220 Volt Wiring	☐ Installed Outdoor Cooking G	ill	Washer/Dryer Hookups
80	□ Sauna	☐ Irrigation System		□ Pool
81		A key to all exterior doors	W. L.	Access to Public Streets
82	□ Sump Pump	X Rain Gutters		☐ Heat Pump
83	Central Heating	Central Air		
84	Other Refrigerator	G. Jan English		□ Other
85	Water Heater: Ælectri	c Gas	□ Solar	
86	Garage: Attach	ed □ Not Attached	Carport	
87	Water Supply: 🔏 City	□ Well	/	□ Utility □ Other
88	Gas Supply: □ Utility	□ Bottled	□ Other	
89	Waste Disposal: □ City Se	ewer Septic Tank	□ Other _	2 (2)
90	Roof(s): Type <u>Ar</u>	chitedural 30 y	- Shia	yles Age (approx): 1 yrold Shelton's Kooting
91		AND	A 17 C	0

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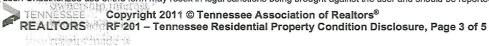


Other Items: Refrigerator, D	Figure 1 (i.e.		ic Range - Oven, All w	indow treatments, All out	buildings			
To the best o	f your knowled	dge, are anv	of the above NO	Γ in operating conditio	n?	□ Y	ES	X NO
44 th 44 th 14 th 1 th	First Hary		al sheets if necessar	, 0				
contra exp			HI FART GOVERNMEN					
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				TS/MALFUNCTION	NS IN AN	Y OF	THE FO	DLLOWING?
100 LONO.	YES	NO	UNKNOWN			YES	NO	UNKNOV
Interior Wall	S 🗆	A		Roof			X	
Ceilings		×		Basement			Þ	
Floors	shwashar, Maro	was 😾		Foundation)zí	
Windows		X		Slab			A.	
Doors	f your knr	*		Driveway			X X X	
Insulation	descrie 👝	Y		Sidewalks			X	
Plumbing Sy	stem 🗆	X		Central Heating			×	
Sewer/Septic		×		Heat Pump			Va	
Electrical Sys	stem	8	OFAEV	Central Air Cond	ditioning		8	
	ls 👍							
such as,	out not limited	to: asbesto	os, radon gas, lead-	ronmental hazards based paint, fuel		7º		
water, or		ks, contami	nated soil or					
2. Features not limit	shared in com	ind/or drive	ways, with joint ri	ers, such as walls, but ghts and obligations		X		
3. Any auth		s in roads, o	drainage or utilities	s affecting the		X		
			survey of the prop	erty was done?		×		
Most rec	ent survey of the	he property	r:	(Date) (ch	eck here i	f unkno	wn)	
	oachments, ear p interest in th		similar items that	may affect your		×		
	ditions, structuade without ne		cations or other altermits?	erations or		×		
repairs no	ot in compliance	ce with buil	cations or other alte			X		
thereof?	The state of the s	HOME SIT YOUR STANS	on the property or			×		
				ther soil problems?		×		
10 Flooding	, drainage or g	rading prof	ilems?			36		
			nce be maintained	on the man	_	73		

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		Weber addition sta		YES	NO	UNKNOWN	
137	12	Property or structural damage from fire, earthquake, floods, or	or landslides?		K		
138	571	구성하는 경계 경기적 인경을 경기는 사용하는 모든 그러워 결심하였다. 이번 경기를 가게 되었는 사회 그리고 있다.			7'	_	
139	1.						
140	Ü.	Any verifing from the curston of hibble					
141		If yes, has said damage been repaired?	_				
142	13	. Is the property serviced by a fire department?		×			
143		If yes, in what fire department's service area is the property l	located? (Fire Dep	t. Locat	or can be	found:	
144		https://tnmap.tn.gov/fdtn/) Celina, TN					
145 146	e He		-4:		3/		
147	14 E.L	Is the property owner subject to charges or fees for fire prote such as subscriptions, association dues or utility fees?	ction,		*		
	1000	TO SERVICE AND A	-				
148 149	14	Any zoning violations, nonconforming uses and/or violations "setback" requirements?	s of		A		
150	15	Neighborhood noise problems or other nuisances?			X		
151	16	Subdivision and/or deed restrictions or obligations?			×4		
1.39		· - [일반] [경영] :					
152 153	1 /	A Condominium/Homeowners Association (HOA) which has	s any authority		×		
154		over the subject property?	HOA Address:				
155	3.3	Name of HOA: HOA Phone Number: Special Assessments: Management Company:	Monthly Dues:				_
156		Special Assessments:	Transfer Fees:				
157		Management Company:	Phone:				_
158		Management Co. Address:					-
159	18	Is the location of the property within an improvement district	that is				
160	1.1				X		
161	- Common			ш	4	ь	
	10				1		
162 163	19.	Any "common area" (facilities such as, but not limited to, pocourts, walkways or other areas co-owned in undivided interest.			P		
164	20.	Any notices of abatement or citations against the property?			X		
165	21.	Any lawsuit(s) or proposed lawsuit(s) by or against the seller	which affects		\vert{vert}		
166	13	or shall affect the property?			/		
167	22.	Is any system, equipment or part of the property being leased			×		
168 169		If yes, please explain, and include a written statement regardi	ng payment		,		
170		Management Co. 137					
171	1.52	is the property of					
					1-		
172 173	23.	Any exterior wall covering of the structure(s) covered with exinsulation and finish systems (EIFS), also known as "synthetic	xterior		A		
174		If yes, has there been a recent inspection to determine whethe			2		
175		has excessive moisture accumulation and/or moisture related			7		
176	å th	(The Tennessee Real Estate Commission urges any buyer	or seller who end	counters	this pro	duct to have a qualified	d
177	÷9.	professional inspect the structure in question for the precedin	g concern and pro	ovide a 1	written re	port of the professional'.	S
178	21.	finding.) sm(s) or proposed law sah(s)					
179		If yes, please explain. If necessary, please attach an additional	al sheet.				
180	14 1 m	is any system, equipment of pr					
181	2.4	Is there an exterior injection well anywhere on the property?			~		
182	24.	is there an exterior injection well anywhere on the property?	1 .		2		
183 184	23.	Is seller aware of any percolation tests or soil absorption rates performed on the property that are determined or accepted by)A		
185	1.8.	the Tennessee Department of Environment and Conservation					
186	23.	If yes, results of test(s) and/or rate(s) are attached.	•				
187	26.	Has any residence on this property ever been moved from its	original		X		
174	Note:	If you has the ebe a reconfuspection to deter			1	_	
			Irs. Debra Dodo			a Tennessee REALTORS® aut	horized
use		uthorized use of the form may result in legal sanctions being brought against the uniteraction of Realtors®		urted to 16	illiessee Kl	-ALTORS® at 615-321-1477. Version 01/01/202	25
19		NESSAE Copyright 2011 © Tennessee Association of Realtors® RF 201 – Tennessee Residential Property Condition Di		of 5		version 01/01/20.	EÜ

TEARCRS 1/1 RE 20

If yes, pirase explain, If pecessar

TRANCACTIONS

foundation to another foundation? he and transmit of abundance of

is there are exterior injec-

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, 55	23	is soller aware of ap-				
, _ X	3.0	performed on the	YES	NO	UNKNOW	N
189	27.	Is this property in a Planned Unit Development? Planned Unit Development		X		
190		is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land	i			
191	117	controlled by one (1) or more landowners, to be developed under unified control				
192		or unified plan of development for a number of dwelling units, commercial,				
193		- 이렇게이다. 이 가능님이 시간 경에 가는 나는 이렇게 보고 있는데 사용하는데 되었다면 보고 있습니다. 이 사용하는데 사용하는				
194	1,416	foregoing, the plan for which does not correspond in lot size, bulk or type of				
195		use, density, lot coverage, open space, or other restrictions to the existing land				
196	1415.4	use regulations." Unknown is not a permissible answer under the statute.				
197	28.	Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn.				
198		Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of	•	1		
199		limestone or dolostone strata resulting from groundwater erosion, causing a				
200		surface subsidence of soil, sediment, or rock and is indicated through the				
201		contour lines on the property's recorded plat map." This disclosure is required				
202	- 119	regardless of whether the sinkhole is indicated through the contour lines on the				
203	hai l'a	property's recorded plat map.				
204	29.	Was a permit for a subsurface sewage disposal system for the Property issued		X		
205		during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If	ш			
206		yes, Buyer may have a future obligation to connect to the public sewer system.				
207		Receiving the plan of which does not corre				
208	D.	CERTIFICATION. I/We certify that the information herein, concerning the				
209		real property located at				
210	20	1825 Freehill Road	Celir	ıa	TN	38551
211	A 13 .	is true and correct to the best of my/our knowledge as of the date signed. Shou	ld any o	f these cond		
212		conveyance of title to this property, these changes shall be disclosed in an adde	ndum to	this docum	nent.	Se prior to
213						
240		also well have average and solved to the sol			Time	
214		Transferor (Seles) Mind Stegunt Brenda L. Stoquert Da	ite		Time	
215	27:			-		
216		ACTION OF TAKE	_			
217	4,7	Parties may wish to obtain professional advice and/or inspections of to	he prope	erty and to r	negotiate	
218		appropriate provisions in the purchase agreement regarding advic	e, inspec	tions or def	tects.	
219		288 chinametric de l'antime de				
220	Tra	nsferee/Buyer's Acknowledgment: I/We understand that this disclosure states	ment is r	ot intended	l as a substi	tute for any
221	insp	ection, and that I/we have a responsibility to pay diligent attention to and inquir	e about i	hose mater	ial defects v	which are
222	evid	ent by careful observation. I/We acknowledge receipt of a copy of this discl	osure.		iai aoiooto i	William and
223	28.	Children and a construction of the Constructio			m·	
223 746		Fransferee (Buyer) 21 19 2 19 2 19 2 19 2 19 2 19 2 19 2	.te		Time	
1.5957		GENERAL PRODUCT ON THE PRODUCT THE TWO THE WAY				
224			te		Time	
224 225	If th	Transferee (Buver)	te	notice that	Time	ee/hiiver ic
224 225 226	If the	Transferee (Buyer) Da e property being purchased is a condominium, the transferee/buyer is hereby	given 1	otice that	the transfer	ee/buyer is
226	entit	Transferee (Buyer) Date property being purchased is a condominium, the transferee/buyer is hereby led, upon request, to receive certain information regarding the administration of	given r	notice that	the transfer	ee/buyer is
	entit	Transferee (Buyer) Da e property being purchased is a condominium, the transferee/buyer is hereby	given r	notice that	the transfer	ee/buyer is eveloper or

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. The full operion 1/We ar

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