



TENNESSEE RESIDENTIAL PROPERTY CONDITION EXEMPTION

1 Property Address: 307 Atlantic Ave Oak Grove KY 42262
 2 Seller: Tony Spagnoletti

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.

This form is copyrighted and may only be used in real estate transactions in which Michael J. Griffis 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.



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 307 Atlantic Ave Oak Grove KY 42262 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.

This form is copyrighted and may only be used in real estate transactions in which Michael J. Griffis 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.

