OFFER PACKAGE INFORMATION

TAR Disclosures Attached:

- Confirmation of Agency & Working with a Real Estate Professional
- Tennessee Residential Property Condition Disclosure
- TAR Disclaimers (2- Attached /Seller & Buyer)
- Subsurface Sewage Disposal System Disclosure & Septic Records
- Wire Fraud Warning

Attached as a Courtesy:

- Warranty Deed – Buyer/Buyer's Agent to independently confirm with a title search during the inspection period.
- Restrictions – We have attached any restrictions we were able to locate. This is not a full title search. It is Buyer/Buyer's Agent responsibility to independently confirm any/all restrictions during a due diligence inspection period.

Earnest Money to be held by:

Dickson Title
702 E. College Street
Dickson, TN 37055

Email Offers to:

missy@missychandlerteam.com
&
louise@missychandlerteam.com

Missy Chandler, Broker
Parker Peery Properties
615.446.1884 Office / 615.405.0659 Cell

Parker Peery Properties
A DIFFERENT KIND OF REAL ESTATE COMPANY

CONFIRMATION OF AGENCY STATUS

Every real estate licensee is required to disclose licensee's 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:

264 Fire Tower Rd Dickson TN 37055

PROPERTY ADDRESS

SELLER NAME: James Stephenson	**BUYER NAME:**
LICENSEE NAME: Missy Chandler	LICENSEE NAME:
in this consumer's current or prospective transaction is serving as:	in this consumer's current or prospective transaction is serving as:
☐ **Transaction Broker or Facilitator.** (not an agent for either party).	☐ **Transaction Broker or Facilitator.** (not an agent for either party).
☐ **Seller is Unrepresented.**	☐ **Buyer is Unrepresented.**
☐ **Agent for the Seller.**	☐ **Agent for the Buyer.**
☒ **Designated Agent for the Seller.**	☐ **Designated Agent for the Buyer.**
☐ **Disclosed Dual Agent (for both parties),** with the consent of both the Buyer and the Seller in this transaction.	☐ **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.**

BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY NEGOTIABLE.

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.

James Stephenson 03/19/25 5:25 PM			
Seller Signature James Stephenson	Date	Buyer Signature	Date
Seller Signature	Date	Buyer Signature	Date
Missy Chandler 03/19/25 10:33 AM			
Listing Licensee Missy Chandler	Date	Selling Licensee	Date
Parker Peery Properties			
Listing Company		Selling Company	

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WORKING WITH A REAL ESTATE PROFESSIONAL

Pursuant to the Tennessee Real Estate Broker License Act, every Real Estate Licensee owes the following duties to every Buyer and Seller, Tenant and Landlord (collectively "Buyers" and "Sellers"):

1. To diligently exercise reasonable skill and care in providing services to all parties to the transaction;
2. To disclose to each party to the transaction any Adverse Facts of which Licensee has actual notice or knowledge;
3. To maintain for each party in a transaction the confidentiality of any information obtained by a Licensee prior to disclosure to all parties of a written agency agreement entered into by the Licensee to represent either or both parties in the transaction. This duty of confidentiality extends to any information which the party would reasonably expect to be held in confidence, except for any information required by law to be disclosed. This duty survives both the subsequent establishment of an agency relationship and the closing of the transaction;
4. To provide services to each party to the transaction with honesty and good faith;
5. To disclose to each party to the transaction timely and accurate information regarding market conditions that might affect such transaction only when such information is available through public records and when such information is requested by a party;
6. To give timely account for earnest money deposits and all other property received from any party to a transaction; and
7. A) To refrain from engaging in self-dealing or acting on behalf of Licensee's immediate family, or on behalf of any other individual, organization or business entity in which Licensee has a personal interest without prior disclosure of such personal interest and the timely written consent of all parties to the transaction; and

   B) To refrain from recommending to any party to the transaction the use of services of another individual, organization or business entity in which the Licensee has an interest or from whom the Licensee may receive a referral fee or other compensation for the referral, other than referrals to other Licensees to provide real estate services, without timely disclosure to the party who receives the referral, the Licensee's interest in such a referral or the fact that a referral fee may be received.

In addition to the above, the Licensee has the following duties to Client if the Licensee has become an Agent or Designated Agent in a transaction:

8. Obey all lawful instructions of the client when such instructions are within the scope of the agency agreement between the Licensee and Licensee's client;
9. Be loyal to the interests of the client. Licensee must place the interests of the client before all others in negotiation of a transaction and in other activities, except where such loyalty/duty would violate Licensee's duties to a customer in the transaction; and
10. Unless the following duties are specifically and individually waived in writing by a client, Licensee shall assist the client by:
    - A) Scheduling all property showings on behalf of the client;
    - B) Receiving all offers and counter offers and forwarding them promptly to the client;
    - C) Answering any questions that the client may have in negotiation of a successful purchase agreement within the scope of the Licensee's expertise; and
    - D) Advising the client as to whatever forms, procedures and steps are needed after execution of the purchase agreement for a successful closing of the transaction.

    Upon waiver of any of the above duties contained in 10. above, a consumer must be advised in writing by such consumer's agent that the consumer may not expect or seek assistance from any other licensees in the transaction for the performance of said duties.

Responsibilities of Sellers and Buyers regarding presence of Recording Devices:

Seller is responsible for compliance with state or federal law regarding usage of video or audio recording devices while marketing or showing the property. Seller should seek legal advice regarding their rights or limitations related to their actions.

Buyer is advised of the possibility that some properties may utilize security devices that record physical movements or audio conversations. Therefore, Buyers should limit making comments concerning the value, features, or condition while viewing any property.

AN EXPLANATION OF TERMS

Facilitator/Transaction Broker (not an agent for either party). The Licensee is not working as an agent for either party in this consumer's prospective transaction. A Facilitator may advise either or both of the parties to a transaction but cannot be considered a representative or advocate of either party. "Transaction Broker" may be used synonymously with, or in lieu of, "Facilitator" as used in any disclosures, forms or agreements. [By law, any licensee or company who has not entered into a written agency agreement with either party in the transaction is considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]

Agent for the Seller. The Licensee's company is working as an agent for the property seller and owes primary loyalty to the seller. Even if the Licensee is working with a prospective buyer to locate property for sale, rent, or lease, the Licensee and licensee's company are legally bound to work in the best interests of any property owners whose property is shown to this prospective buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Agent for the Buyer. The Licensee's company is working as an agent for the prospective buyer, owes primary loyalty to the buyer, and shall work as an advocate for the best interests of the buyer. An agency relationship of this type cannot, by law, be established without a written buyer agency agreement.

Disclosed Dual Agent (for both parties). Refers to a situation in which the Licensee has agreements to provide services as an agent to more than one party in a specific transaction and in which the interests of such parties are adverse. This agency status may only be employed upon full disclosure to each party and with each party's informed consent.

Designated Agent for the Seller. The individual Licensee that has been assigned by the Managing Broker and is working as an agent for the Seller or property owner in this consumer's prospective transaction, to the exclusion of all other licensees in licensee's company. Even if someone else in the Licensee's company represents a possible buyer for this Seller's property, the Designated Agent for the Seller shall continue to work as an advocate for the best interests of the Seller or property owner. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Designated Agent for the Buyer. The individual Licensee that has been assigned by the Managing Broker and is working as an agent for the Buyer in this consumer's prospective transaction, to the exclusion of all other licensees in the company. Even if someone else in the Licensee's company represents a seller in whose property the Buyer is interested, the Designated Agent for the Buyer shall continue to work as an advocate for the best interests of the Buyer. An agency relationship of this type cannot, by law, be established without a written agency agreement.

Adverse Facts. "Adverse Facts" means conditions or occurrences generally recognized by competent licensees that have a negative impact on the value of the real estate, significantly reduce the structural integrity of improvements to real property or present a significant health risk to occupants of the property.

Confidentiality. By law, every licensee is obligated to protect some information as confidential. This includes any information revealed by a consumer which may be helpful to the other party IF it was revealed by the consumer BEFORE the Licensee disclosed an agency relationship with that other party. AFTER the Licensee discloses that licensee has an agency relationship with another party, any such information which the consumer THEN reveals must be passed on by the Licensee to that other party.

Authentisign
James Stephenson 03/19/25 5:25 PM

☐ BUYER / ☒ SELLER James Stephenson Date ☐ BUYER / ☐ SELLER Date

Missy Chandler 03/19/25 10:33 AM

PARKER PEERY PROPERTIES

Real Estate Licensee Missy Chandler Date Real Estate Company PARKER PEERY PROPERTIES Date

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.

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TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

PROPERTY ADDRESS 2104 Firetower Rd CITY Dickson

SELLER'S NAME(S) James Stephenson PROPERTY AGE 2009

DATE SELLER ACQUIRED THE PROPERTY 2007 DO YOU OCCUPY THE PROPERTY? No

IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? ____

(Check the one that applies) The property is a ☑ site-built home ☐ non-site-built home

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 disclaimer statement (permitted only where the buyer waives the required 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.
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.
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).
11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold, and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
12. 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.

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 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:

☑ Range	☐ Wall/Window Air Conditioning	☐ Garage Door Opener(s) (Number of openers____)
☑ Window Screens	☑ Oven	☐ Fireplace(s) (Number) ____
☐ Intercom	☑ Microwave	☐ Gas Starter for Fireplace
☑ Garbage Disposal	☐ Gas Fireplace Logs	☐ TV Antenna/Satellite Dish
☐ Trash Compactor	☑ Smoke Detector/Fire Alarm	☐ Central Vacuum System and attachments
☐ Spa/Whirlpool Tub	☐ Burglar Alarm	☐ Current Termite contract
☐ Water Softener	☑ Patio/Decking/Gazebo	☐ Hot Tub
☐ 220 Volt Wiring	☐ Installed Outdoor Cooking Grill	☑ Washer/Dryer Hookups
☐ Sauna	☐ Irrigation System	☐ Pool
☑ Dishwasher	☐ A key to all exterior doors	☑ Access to Public Streets
☐ Sump Pump	☑ Rain Gutters	☐ Heat Pump
☑ Central Heating	☑ Central Air	
☐ Other _____		☑ Other _____

Misc Outbuildings were removed in December 2025. Any utilities running to those buildings were disconnected at that time.

Water Heater	☐ Electric	☑ Gas	☐ Solar		
Garage:	☑ Attached	☐ Not Attached	☐ Carport		
Water Supply:	☑ City	☐ Well	☐ Private	☐ Utility	☐ Other _____
Gas Supply:	☑ Utility	☐ Bottled	☐ Other		
Waste Disposal:	☐ City Sewer	☑ Septic Tank	☐ Other _____		

Roof(s): Type Asphalt Shingles Age (approx): Approx 5 yrs old

Other Items:

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

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

B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
Interior Walls	☐	☑	☐	Roof	☐	☑	☐
Ceilings	☐	☑	☐	Basement	☐	☑	☐
Floors	☐	☑	☐	Foundation	☐	☑	☐
Windows	☐	☑	☐	Slab	☐	☑	☐
Doors	☐	☑	☐	Driveway	☐	☑	☐
Insulation	☐	☑	☐	Sidewalks	☐	☑	☐
Plumbing System	☐	☑	☐	Central Heating	☐	☑	☐
Sewer/Septic	☐	☑	☐	Heat Pump	☐	☑	☐
Electrical System	☐	☑	☐	Central Air Conditioning	☐	☑	☐
Exterior Walls	☐	☑	☐				

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

C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:	YES	NO	UNKNOWN
1. Substances, materials or products which may be environmental hazards such as, but not limited to: asbestos, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water, on the subject property?	☐	☑	☐
2. Features shared in common with adjoining land owners, such as walls, but not limited to, fences, and/or driveways, with joint rights and obligations for use and maintenance?	☐	☑	☐
3. Any authorized changes in roads, drainage or utilities affecting the property, or contiguous to the property?	☐	☑	☐
4. Any changes since the most recent survey of the property was done?	☐	☑	☐
Most recent survey of the property: _____ (Date)	(check here if unknown)		☐
5. Any encroachments, easements, or similar items that may affect your ownership interest in the property?	☐	☑	☐
6. Room additions, structural modifications or other alterations or repairs made without necessary permits?	☐	☑	☐
7. Room additions, structural modifications or other alterations or repairs not in compliance with building codes?	☐	☑	☐
8. Landfill (compacted or otherwise) on the property or any portion thereof?	☐	☑	☐
9. Any settling from any cause, or slippage, sliding or other soil problems?	☐	☑	☐
10. Flooding, drainage or grading problems?	☐	☑	☐
11. Any requirement that flood insurance be maintained on the property?	☐	☑	☐

	YES	NO	UNKNOWN
12. Property or structural damage from fire, earthquake, floods, or landslides? If yes, please explain (use separate sheet if necessary).	☐	☑	☐
If yes, has said damage been repaired? _____			
13. Is the property serviced by a fire department? If yes, in what fire department's service area is the property located? (Fire Dept. Locator can be found: https://tnmap.tn.gov/fdtn/) TN City Fire Dept	☑	☐	☐
Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	☐	☑	☐
14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	☐	☑	☐
15. Neighborhood noise problems or other nuisances?	☐	☑	☐
16. Subdivision and/or deed restrictions or obligations?	☐	☑	☐
17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	☐	☑	☐

Name of HOA: _____ HOA Address: _____
HOA Phone Number: _____ Monthly Dues: _____
Special Assessments: _____ Transfer Fees: _____
Management Company: _____ Phone: _____
Management Co. Address: _____

18. Is the location of the property within an improvement district that is subject to special assessment:	☐	☑	☐
Rate of special assessment: _____			
19. Any "common area" (facilities such as, but not limited to, pools, tennis courts, walkways or other areas co-owned in undivided interest with others)?	☐	☑	☐
20. Any notices of abatement or citations against the property?	☐	☑	☐
21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?	☐	☑	☐
22. Is any system, equipment or part of the property being leased? If yes, please explain, and include a written statement regarding payment information.	☐	☑	☐
23. 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.

24. Is there an exterior injection well anywhere on the property?	☐	☑	☐
25. 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.	☐	☑	☐
26. Has any residence on this property ever been moved from its original	☐	☑	☐

foundation to another foundation?

	YES	NO	UNKNOWN
27. 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.	☐	☑	
28. 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." This disclosure is required regardless of whether the sinkhole is indicated through the contour lines on the property's recorded plat map.	☐	☑	☐
29. 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

_____

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 shall be disclosed in an addendum to this document.

Transferor (Seller) Ams Stephenson Date 1/27/26 Time 907 am

Transferor (Seller) _____ Date _____ Time _____

> 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 association as applicable, pursuant to Tennessee Code Annotated §66-27-502.

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DISCLAIMER NOTICE

The Broker and their affiliated licensees (hereinafter collectively "Licensees") are engaged in bringing together buyers and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making decisions about any of the following matters, including the selection of any professional to provide services on behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified professional", who complies with all applicable state/local requirements, which may include licensing, insurance, and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough time to get an evaluation of the following matters from an independent, qualified professional. The matters listed below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with whom you work. These items are examples and are provided only for your guidance and information.

1. **THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional engineers or other independent, qualified professionals to ascertain the existence of structural issues, the condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.

2. **THE CONDITION OF ROOFING**. Consult with a bonded roofing company for any concerns about the condition of the roof.

3. **HOME INSPECTION**. We strongly recommend that you have a home inspection, which is a useful tool for determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning, plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the Tennessee Department of Commerce & Insurance (http://tn.gov/commerce/), the American Society of Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an inspector, including whether he has complied with State and/or local licensing and registration requirements in your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-plumbing, etc.). **Failure to inspect typically means that you are accepting the property "as is".**

4. **WOOD DESTROYING ORGANISMS, PESTS AND INFESTATIONS.** It is strongly recommended that you use the services of a licensed, professional pest control company to determine the presence of wood destroying organisms (termites, fungus, etc.) or other pests or infestations and to examine the property for any potential damage from such.

5. **ENVIRONMENTAL HAZARDS**. Environmental hazards, such as, but not limited to: radon gas, mold, asbestos, lead-based paint, hazardous wastes, landfills, byproducts of methamphetamine production, high-voltage electricity, noise levels, etc., require advanced techniques by environmental specialists to evaluate, remediate and/or repair. It is strongly recommended that you secure the services of knowledgeable professionals and inspectors in all areas of environmental concern.

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12. **CONDEMNATION.** It is recommended that you investigate whether there are any pending or proposed condemnation proceedings or similar matters concerning any portion of the property with the State, County and city/town governments in which the property is located. Condemnation proceedings could result in all or a portion of the property being taken by the government with compensation being paid to the landowner.

13. **SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION.** It is advised that you independently confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate sources in writing.

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17. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS. The furnishing of any inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and sellers have the option to select any inspectors, service providers or vendors of the buyer's or seller's choice. You are advised to contact several sources and independently investigate the competency of any inspector, contractor, or other professional expert, service provider or vendor and to determine compliance with any l licensing, registration, insurance and bonding requirements in your area.

18. RELIANCE. You understand that it is your responsibility to determine whether the size, location and condition of the property are acceptable prior to submitting an Offer on a property. Broker makes no representations as to suitability of a property to your needs. You acknowledge that any images or other marketing materials provided by the seller or brokers involved in the transaction electronically or in print may not display the property's features, flaws, odor(s), or size and that you shall not rely on such images when purchasing a property.

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Authentisign James Stephenson	
CLIENT/CUSTOMER James Stephenson	**CLIENT/CUSTOMER**
03/19/25 at 5:25 PM o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
Date	**Date**

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Parker Peery Properties
A DIFFERENT KIND OF REAL ESTATE COMPANY.

DISCLAIMER NOTICE

The Broker and their affiliated licensees (hereinafter collectively "Licensees") are engaged in bringing together buyers and sellers in real estate transactions. Licensees expressly deny any expertise with respect to advice or informed opinions regarding any of the following matters. This Disclaimer Notice is an express warning to all sellers and buyers that they should not rely on any statement, comment or opinion expressed by any Licensee when making decisions about any of the following matters, including the selection of any professional to provide services on behalf of buyers or sellers. Any professional selected by buyers or sellers should be an "independent, qualified professional", who complies with all applicable state/local requirements, which may include licensing, insurance, and bonding requirements. It is strongly recommended that buyers include contingency clauses in their offers to purchase with respect to these or any other matters of concern and that buyers, in writing the offer, allow enough time to get an evaluation of the following matters from an independent, qualified professional. The matters listed below are not an exclusive list of actions or circumstances which are not the responsibility of the Licensees with whom you work. These items are examples and are provided only for your guidance and information.

1. **THE STRUCTURAL OR OTHER CONDITIONS OF THE PROPERTY.** Consult with professional engineers or other independent, qualified professionals to ascertain the existence of structural issues, the condition of synthetic stucco (E.I.F.S.) and/or the overall condition of the property.

2. **THE CONDITION OF ROOFING**. Consult with a bonded roofing company for any concerns about the condition of the roof.

3. **HOME INSPECTION**. We strongly recommend that you have a home inspection, which is a useful tool for determining the overall condition of a home including, but not limited to, electrical, heating, air conditioning, plumbing, water-heating systems, fireplaces, windows, doors and appliances. Contact several sources (like the Tennessee Department of Commerce & Insurance (http://tn.gov/commerce/), the American Society of Home Inspectors (www.ashi.com), the National Association of Certified Home Inspectors (www.nahi.org), and Home Inspectors of Tennessee Association (www.hita.us) and independently investigate the competency of an inspector, including whether he has complied with State and/or local licensing and registration requirements in your area. The home inspector may, in turn, recommend further examination by a specialist (heating-air-plumbing, etc.). **Failure to inspect typically means that you are accepting the property "as is".**

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_____	_____
CLIENT/CUSTOMER (Buyer)	**CLIENT/CUSTOMER** (Buyer)
_____ at _____ o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
Date	**Date**

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Parker Peery Properties
A DIFFERENT KIND OF REAL ESTATE COMPANY.

SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

Regarding: 264 Fire Tower Rd Dickson TN 37055
PROPERTY ADDRESS

The owner of this residential property discloses the following:

☒ According to the subsurface sewage disposal system permit issued for this property, this property is permitted for 4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and is attached to this disclosure.

☐ I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the appropriate governmental permitting authority. However, I/we were informed that

☐ The file could not be located.

OR

☐ A permit was not issued for this property.

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

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

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

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

BUYER	**BUYER**
_____ at _____ o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
Date	**Date**

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

James Stephenson	
SELLER James Stephenson	**SELLER**
03/19/25 at 5:25 PM o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
Date	**Date**

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TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMIS CODES V689 Code	Supp/Code
X Septic System Construction Permit				
X Dwelling	2, 3, 4, 7, 8, 9	$ 250.00	78064	Yes
____ Commercial: gpd ____	2, 3, 4, 7, 8, 9	$	78064	Yes
____ System Modification	2, 3, 4, 7, 8, 9	$	78064	Yes
____ Repair	2, 3, 4, 7, 8, 9	$		
____ Inspection Letter	2, 3, 5, 7, 8, 9	$	78030	
____ Certificate of Verification	2, 3, 5, 7, 8, 9	$	78032	Yes
____ Water Sample				
____ Total Coliform	2, 3, 6, 7, 8, 9	$	78036	Yes
____ Fecal Coliform	2, 3, 6, 7, 8, 9	$	78038	Yes
____ Alternative System Permit*		$	78068	
____ Large Conventional System Plan Review*		$	78090	
____ Large Alternative System Plan Review*		$	78090	
____ Experimental System Plan Review*		$	78072	
____ Subdivision Evaluation: Lots: ____*		$	78084	
____ Soil Mapping: Type ____ Acres ____*		$		Yes
____ Installer Permit: Type(s) ____*		$	78026	Yes
____ Pumper Permit*		$	78028	
____ Plat Approval — Individual Lot		$	78029	
____ Domestic Septage Disposal Site Permit		$	78031	

House

across from 255

*Applicant may review these service requests with Environmental Specialist prior to processing application.

2. **LANDOWNER:**
Names: David Porter
Address: ____
Day Phone: ____

APPLICANT
Name: James Stephenson
Address: 112 Schaw Road
McEwen TN 37101
Day Phone: 931-284-8834

ORIGINAL OWNER
Name: ____

MAP 106 PARCEL 2.01

3. **LOCATION OF LOT OR SITE:** a) In a subdivision? No b) Name: ____ Lot # ____
b) Non-Subdivision ✓ Give specific directions and address to the lot or site. Hwy 70 to TN City, R on Lane Rd, L on Firetower. property in first curve

4. **FOR SSDS PERMIT ONLY:** a) Size of lot 10.175 Acres b) Number of Bedrooms 4
c) How many occupants? 1 d) Excavated Basement? Yes ____ No X
e) Basement Plumbing Fixtures? Yes ____ No X
f) Amount of water used monthly (gallons) ?
g) Water Supply: Public ✓ Well ____ Spring ____
h) Is the lot staked? ____ If not, date it will be staked: ____
Is the house staked? yes If not, date it will be staked: ____
i) Installer, if known: ?

MAP# 106 PARCEL# 2.01

5. **FOR INSPECTION LETTER ONLY:** Will pick up ____ Please mail ____
a) Age of house ____ b) Is house vacant? ____ How long? ____
c) Original sewage system inspected ____
d) Date of previous repairs ____ Inspected ____
e) Is waste water "backing up" into plumbing fixtures? ____ Surfacing on the ground? ____
f) All waste water including washing machines routed into septic tank ____

GROUNDWATER ENVIRONMENTAL OFFICE
313 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
615-441-6238
fax -6240

6. **FOR WATER SAMPLE ONLY:** a) Source of Supply: Spring ____ Well ____
b) Is there an outside faucet? ____ c) Is the source chlorinated? ____
d) For Wells: Is the casing 6" above the ground? ____ Is a sanitary seal on the casing? ____

7. MAKE A ROUGH SKETCH ON BACK OF THIS **WHITE** PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

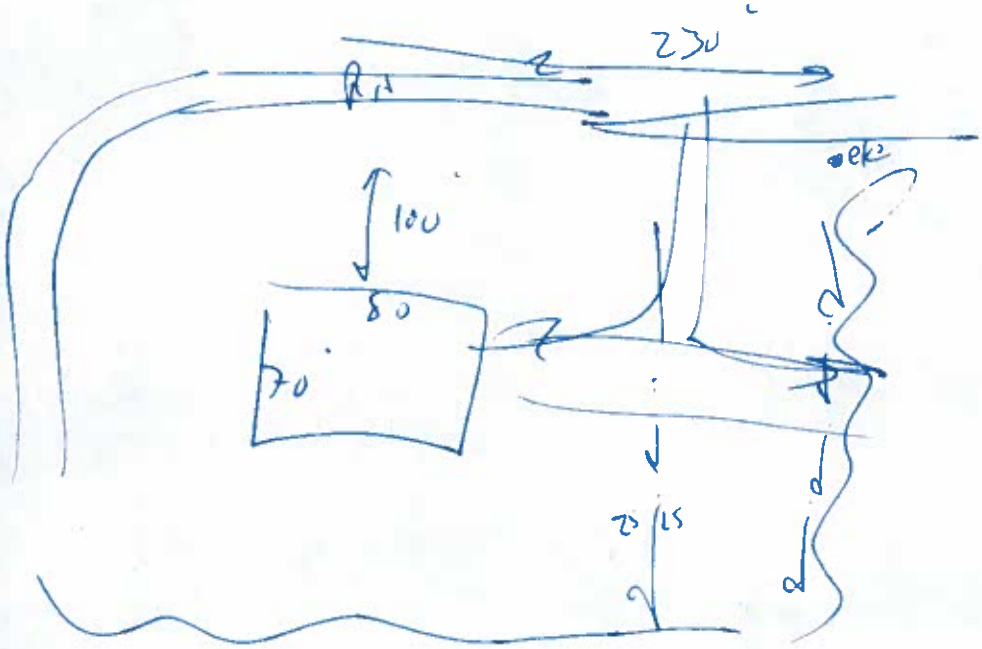
8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 2/7/07 SIGNATURE: James Stephenson AMOUNT PAID: $ 250.00 RECEIPT NUMBER: CK 1735 RR 2-7-07

White: File Canary: Owner

CN-0971 (Rev. 6-01) RDAs 2321 and 2403



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
APPLICATION FOR GROUND WATER PROTECTION SERVICES

Shop

Class V?

He is calling to check on

1. SERVICE REQUESTED: (check service)	APPLICANT COMPLETE QUESTIONS:	FEES DUE	PTBMIS CODES V689 Code	Supp/Code
X Septic System Construction Permit				
X Dwelling	2, 3, 4, 7, 8, 9	$ 250.00	78064	Yes
Commercial: gpd	2, 3, 4, 7, 8, 9	$	78064	Yes
System Modification	2, 3, 4, 7, 8, 9	$	78064	Yes
Repair	2, 3, 4, 7, 8, 9	$		
Inspection Letter	2, 3, 5, 7, 8, 9	$	78030	
Certificate of Verification	2, 3, 5, 7, 8, 9	$	78032	Yes
Water Sample				
Total Coliform	2, 3, 6, 7, 8, 9	$	78036	Yes
Fecal Coliform	2, 3, 6, 7, 8, 9	$	78038	Yes
Alternative System Permit*		$	78068	
Large Conventional System Plan Review*		$	78090	
Large Alternative System Plan Review*		$	78090	
Experimental System Plan Review*		$	78072	
Subdivision Evaluation: Lots: *		$	78084	
Soil Mapping: Type Acres *		$		Yes
Installer Permit: Type(s) *		$	78026	Yes
Pumper Permit*		$	78028	
Plat Approval — Individual Lot		$	78029	
Domestic Septage Disposal Site Permit		$	78031	

112 Schrock Rd 37101

*Applicant may review these service requests with Environmental Specialist prior to processing application.

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Names: David Porter
Address:
Day Phone:

APPLICANT
Name: James Stephenson
Address: 112 Schrock Road
McEwen TN 37101
Day Phone: 931-284-8834

ORIGINAL OWNER
Name:

MAP 106 PARCEL 2.01

3. **LOCATION OF LOT OR SITE:** a) In a subdivision? No b) Name: Lot #
b) Non-Subdivision ✓ Give specific directions and address to the lot or site: Hwy 70 to TN City, R on Lane Rd, L on Firetower. Property in first curve

4. **FOR SSDS PERMIT ONLY:** a) Size of lot 10.05 Acres b) Number of Bedrooms 4
c) How many occupants? 0 d) Excavated Basement? Yes No X
e) Basement Plumbing Fixtures? Yes No X
f) Amount of water used monthly (gallons) ?
g) Water Supply: Public ✓ Well Spring
h) Is the lot staked? If not, date it will be staked:
Is the house staked? yes If not, date it will be staked:
i) Installer, if known: ?

MAP# 106 PARCEL# 2.01

5. **FOR INSPECTION LETTER ONLY:** Will pick up Please mail
a) Age of house b) Is house vacant? How long?
c) Original sewage system inspected
d) Date of previous repairs Inspected
e) Is waste water "backing up" into plumbing fixtures? Surfacing on the ground?
f) All waste water including washing machines routed into septic tank

2-22-07 eval
2-23-07 mail in to water supp

GROUNDWATER ENVIRONMENTAL OFFICE
313 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
615-441-6238
-6240
fax

6. **FOR WATER SAMPLE ONLY:** a) Source of Supply: Spring Well
b) Is there an outside faucet? c) Is the source chlorinated?
d) For Wells: Is the casing 6" above the ground? Is a sanitary seal on the casing?

7. MAKE A ROUGH SKETCH ON BACK OF THIS WHITE PAGE SHOWING DIRECTIONS TO PROPERTY, PROPERTY LINES, HOUSE SITE, WELL LOCATION, SPRING LOCATION, PLANNED DRIVEWAY AND UTILITIES.

8. ALL FEES DUE IN ADVANCE AND ARE NON-REFUNDABLE (except upon appeal). See Fee Schedule on reverse. Make check payable to: **TREASURER, STATE OF TENNESSEE**

9. I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above named landowner to submit this Application for Environmental Services to the Division of Ground Water Protection.

DATE: 2/7/07 SIGNATURE: James Stephenson AMOUNT PAID: $ 250.00 RECEIPT NUMBER: ck 1735 2-7-07

White: File Canary: Owner

CN-0971 (Rev. 6-01) RDAs 2321 and 2403

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: James Stephenson
Owner, Developer, Contractor, Installer, Etc.

Location: Firetower Rd on the right across from 255

Installation:
(X) 1. New Installation
( ) 2. Repair to Existing System

Establishment:
( ) 1. Residential: # Bedrooms
(X) 2. Other: Sink / Dishwasher / Floor Drains
(specify)

Gal/Day 100

Evaluation Based Upon:
( ) 1. Soil typing by Soil Scientist
( ) a. General
( ) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
(X) 3. Environmental Specialist WCD
Estimated Absorption Rate: 75 MPI

Type of System:
(X) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
(X) 5. Large Diameter Graveless Pipe or 10" w/gravel
( ) a. Sand backfill required
( ) 6. Other

Approval based upon:
Statute No. T.C.A. 68-221-403
( ) (c) Percolation test
( ) (d) Grandfather clause. Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (i) 9" buffer required (24"-36" total soil depth)
( ) (k) Grandfather clause — meets June 30, 1990 standards (repair only)
(X) Other: Current Regs

This system shall consist of a two compartment septic tank holding 1000 gallons, with 105 linear feet in — trenches, 36 inches wide and 24 inches deep. (Depth of gravel: 12 inches)

If 10" LDLP then 2' wide trench with gravel to top of the pipe.

Also required:
(X) 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. 68-221-401 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 conditions on the aforementioned property after this day may render this approval null and void.

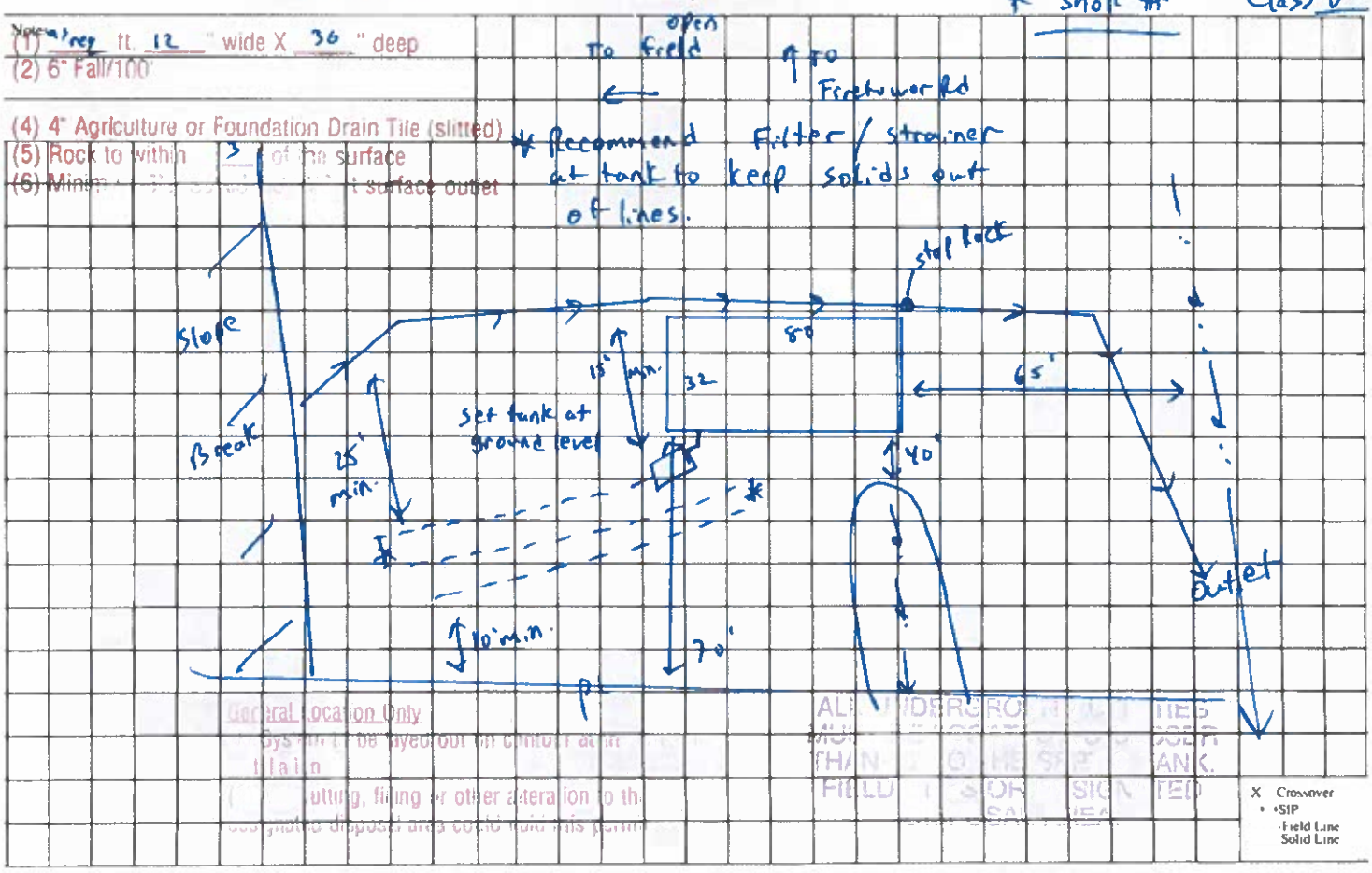
X [signature] (Signature of Recipient) X Date 4/13/07

Issued at Dickson Tennessee, in Dickson County

By [signature] (Name and Title) Rick Robinson E-5-III Date 04-10-07 (Date of Issue)

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

* shop # Class V



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

CN-0762 (Rev. 12/93) Original—File Copy—Owner RDA 2403

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: James Stephenson
Owner, Developer, Contractor, Installer, Etc

Location: Firetower Rd on the right across from 255

M106 P2.01

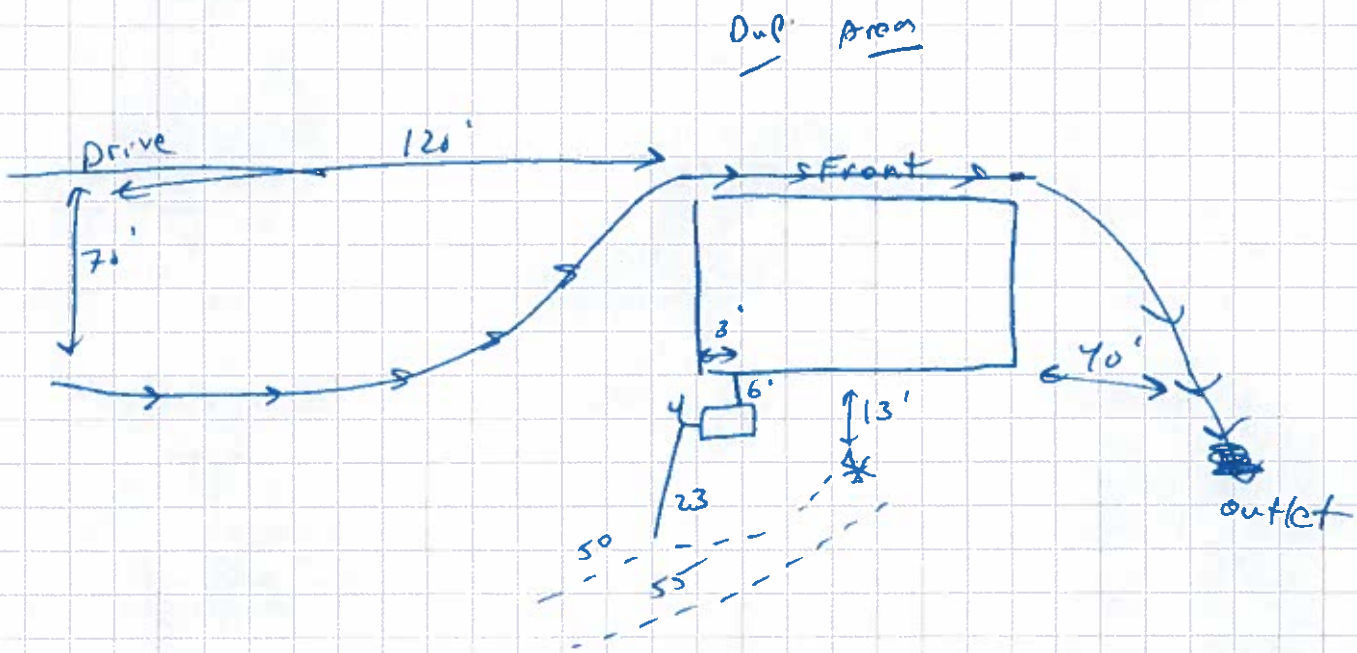
Type of system
(X) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Gravelless Pipe
(a) Sand backfill required Yes ( ) No ( )
( ) 6. Other

concrete (type) 1000 (volume) waverly/Lumber Septic Tank

Estimated Absorption Rate 75 WCD (minutes per inch)

(X) New Installation ( ) Repair ( ) Other

Installed by: Jerry Beasley



-105' Field Line

100 g.p.d. sink/dishwasher/floor drain

Construction Approved By: Rick Robinson (Name and Title) ES III (date) 1-4-08

CN-0872 (Rev. 4-93) Original—File Copy—Owner RDA 2403

Shop only will have laundry sink and dishwasher no toilets or showers

Shop is also required to have septic system to wash floor

House is approx 98' off rear property line + 120' off front lines

Woods

Cleared land

Approx 220' to road

10.05 Ac.+/-

Approx 300' into woods

Driveway

House

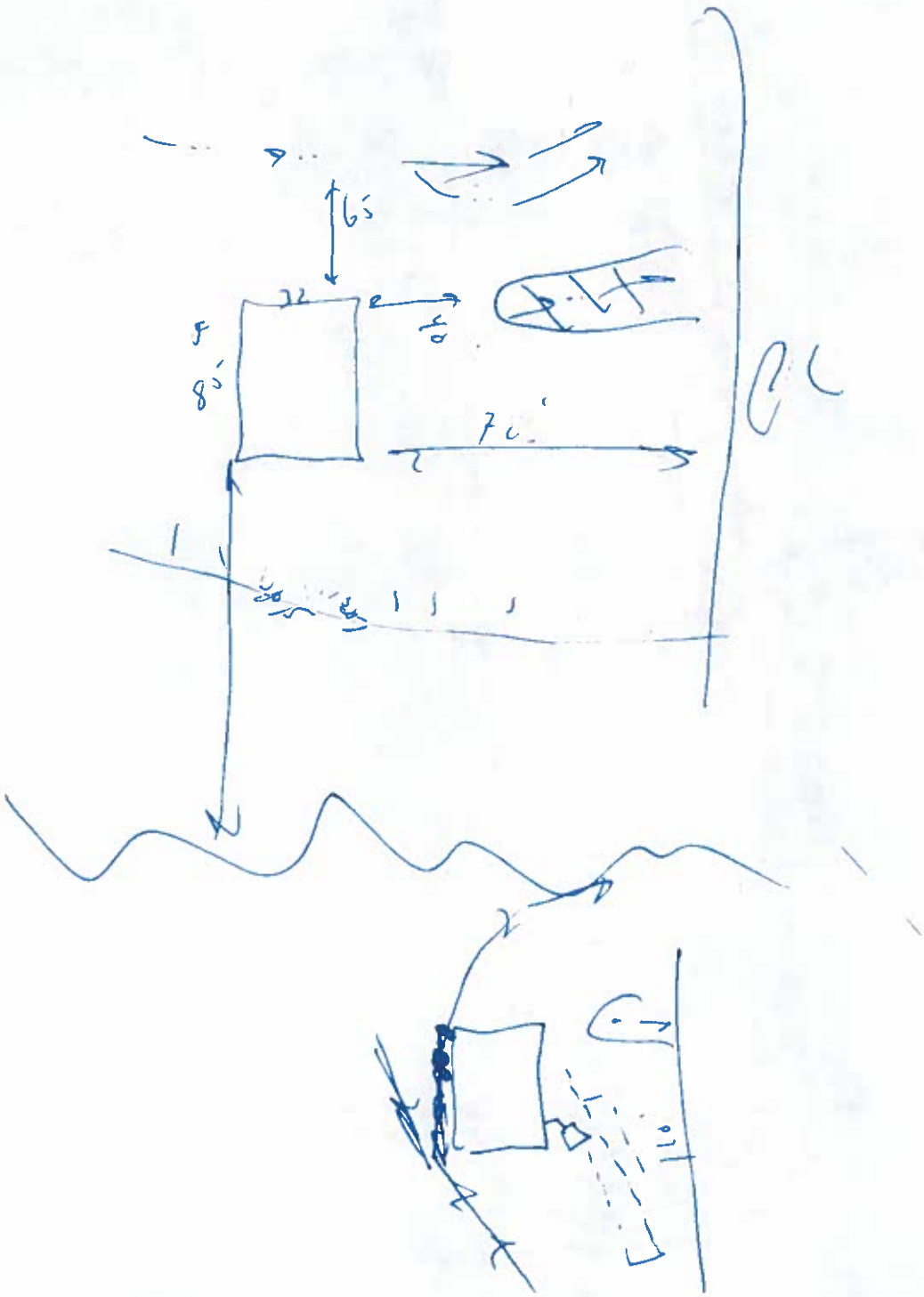
Shop 50' from rear property line + 210' off front line

Fleischmann Road

Lane Rd

Shell

Shop building is staked and green flagging tape and will be approximately 300' into the woods



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: James Stephenson
Owner, Developer, Contractor, Installer, Etc.

Location: Firetower Road on the Right across from 255 M106 P2.01

Installation:
(X) 1. New Installation
( ) 2. Repair to Existing System

Establishment:
(X) 1. Residential: # Bedrooms 4
( ) 2. Other: _____ (specify)
Gal/Day _____

Evaluation Based Upon:
( ) 1. Soil typing by Soil Scientist
( ) a. General
( ) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
(X) 3. Environmental Specialist WCD
Estimated Absorption Rate: 75 MPI

Type of System:
(X) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
(X) 5. Large Diameter Graveless Pipe 10" w/ gravel or
( ) a. Sand backfill required
( ) 6. Other

Approval based upon:
Statute No. T.C.A. 68-221-403
( ) (c) Percolation test
( ) (d) Grandfather clause. Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (i) 9" buffer required (24"-36" total soil depth)
( ) (k) Grandfather clause — meets June 30, 1990 standards (repair only)
(X) Other current Regs

This system shall consist of a two compartment septic tank holding 1000 gallons, with 500 linear feet in – trenches, 36 inches wide and 24 max inches deep. (Depth of gravel: 12 inches)

If 10" LDLP then 2' wide trench with gravel to top of the pipe

Also required:
(X) 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. 68-221-401 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 conditions on the aforementioned property after this day may render this approval null and void.**

X James Stephenson (Signature of Recipient) X Date 6/12/07

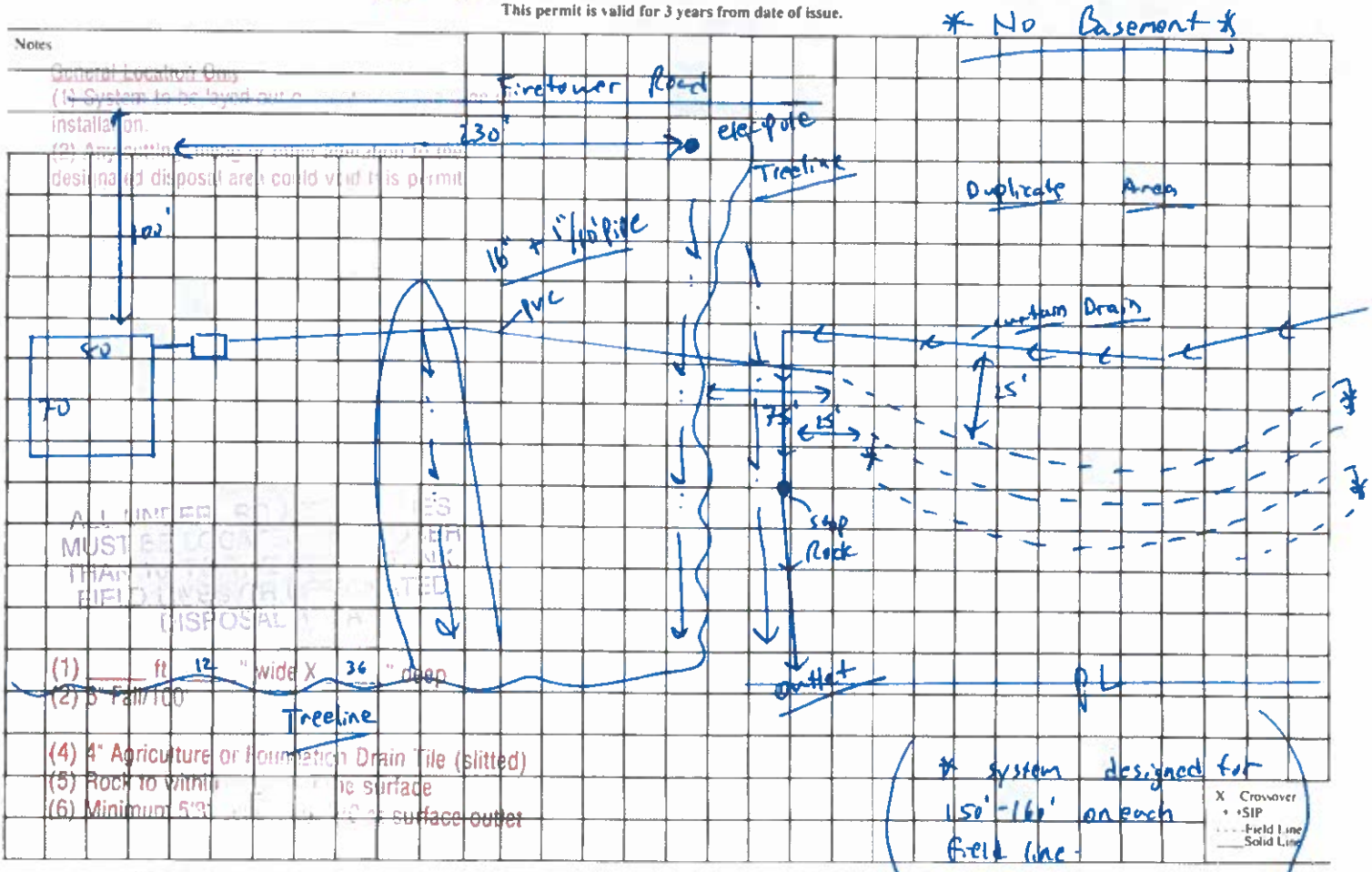
Issued at Dickson Tennessee, in Dickson County

By Rick Robinson E-SIII (Name and Title) Date 02-23-07 (Date of Issue)

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

Notes

General Location Only
(1) System to be laid out on site prior to installation.
(2) Any cutting, filling or other alteration of the designated disposal area could void this permit.



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

CN-0762 (Rev. 12/93) Original—File Copy—Owner RDA 2403

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

DIVISION OF GROUND WATER PROTECTION

CERTIFICATE OF COMPLETION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: James Stephenson
Owner, Developer, Contractor, Installer, Etc.

Location: Firetower Road across from 255
M106 P2.01

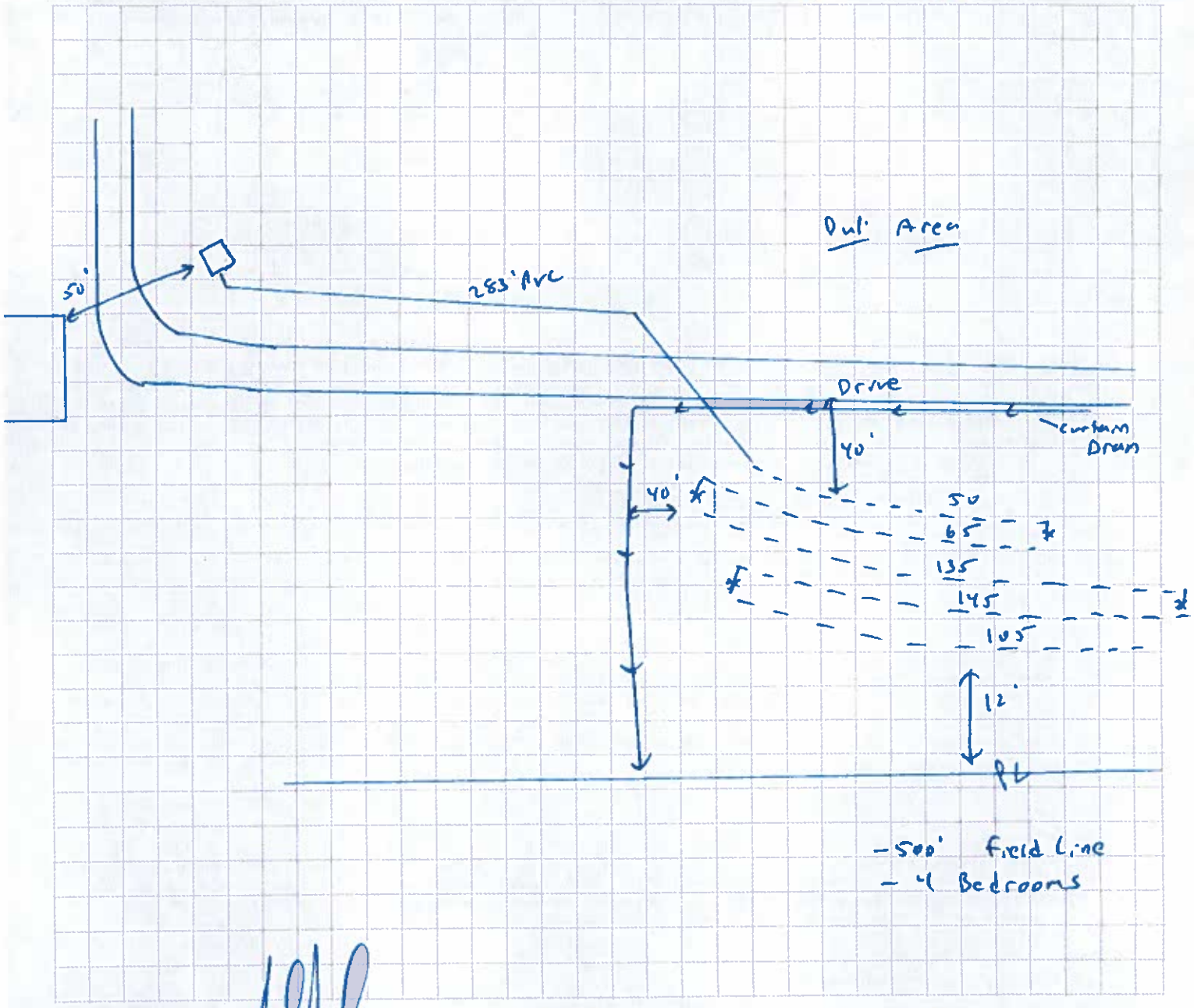
Type of system
(✓) 1. Conventional
( ) 2. Low Pressure Pipe
( ) 3. Mound
( ) 4. Lagoon
( ) 5. Large Diameter Gravelless Pipe
(a) Sand backfill required Yes ( ) No ( )
( ) 6. Other

Concrete (type) 1000 (volume) (waverly Lumber) Septic Tank

Estimated Absorption Rate 75 wcD (minutes per inch)

(✓) New Installation ( ) Repair ( ) Other

Installed by: Jerry Beasley



Construction Approved By: Rick Robinson (Name and Title) E-5 III (date) 10-2-09

CN-0872 (Rev. 4-93) Original—File Copy—Owner RDA 2403

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
WATER SUPPLY
9th Floor, 401 Church Street
Nashville, Tennessee 37243-1549

March 2, 2007

James Stephenson
The Bird Hut
112 Schrock Road
McEwen, Tennessee 37101

RE: Large capacity septic system (Class V Injection) Approval
The Bird Hut
Dickson, Dickson County, Tennessee
UIC File: DIC 0000012

The Division of Water Supply has reviewed your submittal of an Application for Authorization to Operate a Class V Underground Injection Well (Large Capacity Septic System) at The Bird Hut located in Dickson, Dickson County, Tennessee. This Division approves your application dated March 2, 2007.

This system as it is currently proposed is for the disposal of floor drain, sink, and dishwasher septic wastes from the septic tank effluent pumping system for The Bird Hut. The effluent from the septic systems will be discharged/pumped into a large capacity subsurface drainage field which will be located near The Bird Hut. The approval is limited to The Bird Hut septic wastes only. There is to be no other discharge of any other substance to the system. This Division reserves the right to request the owner/operator to pull and have analyzed a sample from the system at any time the Department deems it necessary.

If at any time the Division learns that a ground water discharge system may be in violation of The Tennessee Water Quality Control Act, the Division shall:

a. require the injector to apply for an individual permit;

b. order the injector to take such actions including, where required, closure of the injection well as may be necessary to prevent the violation; or

c. take enforcement action.

All groundwater discharge activities must operate in such a manner that they do not present a hazard to groundwater.

The owner/operator shall at all times properly operate and maintain all facilities and systems of treatment and control which are installed or used by the owner/operator to achieve compliance with the conditions of this authorization. Proper operation and maintenance included effective performance, adequate funding, and appropriate quality assurance procedures.

The Bird Hut/James Stephenson shall also conduct a monthly visual inspection of the complete leach field looking for any signs of failure. The tank shall have the sludge pumped and removed as needed and the addition of enzymes may also be required if the tank fails to operate within normal parameters.

Knowingly making any false statement on any report required by the rule may result in the imposition of criminal penalties as provided in T.C.A. 69-3-115 of the Tennessee Water Quality Control Act.

The issuance of this authorization does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, State, or local laws or regulations.

The owner/operator shall notify the Division of his intention to abandon the system when it is no longer used for its intended purpose.

If the owner/operator becomes aware that he failed to submit any relevant facts in an authorization application, or submitted incorrect information in an authorization application or in any report to the Division, then he shall promptly submit such facts or information.

The owner/operator shall give notice to the Division as soon as possible of any planned physical alterations or additions to the authorized facility or activity, which may result in noncompliance with authorization requirements.

The authorization to discharge will expire five (5) years from the date of this letter. The owner/operator is not authorized to discharge after the expiration date. In order to receive authorization to discharge beyond the expiration date, the owner/ operator shall submit such information and forms as are required to the Division of Water Supply no later than 180 days prior to the expiration date.

In accordance with Underground Injection Control (UIC) Rule 1200-4-6-.14 (3) "The owner of a Class V well shall be responsible for notifying the Department of change in ownership." This notification must be made to this Division within thirty (30) days of the change in ownership.

Also note that according to Underground Injection Control (UIC) Rule 1200-4-6-.14 (8)(d) "Upon completion of the well, the owner or operator must certify to the Department that the well

has been completed in accordance with the approved construction plan, and must submit any other additional information required". The certification must be submitted to the UIC Program within thirty (30) days upon the completion/closure of the Class V well.

Our concurrence with your approach does not imply that this procedure is exempt from future changes or restrictions in the Underground Injection Control (UIC) Regulations, or any additional requirements set forth by the Division in order to protect the groundwater of Tennessee.

It should be noted that the review of this permit application did not include an evaluation of the soil suitability or of the size and type of subsurface field lines required for the site. Our concurrence with this system is dependant on the Division of Ground Water Protection's issuance of a permit for the field lines and the tank size and location.

A copy of this authorization must be kept on site until the development has been completed and must be made available to inspection personnel.

The permit approval is limited to residential septic wastes only from The Bird Hut, floor drain, sink, and dishwasher only. <u>If the operator wishes to discharge waste other than septic waste as permitted then the following will apply.</u>

A re-submittal of the application to operate a Class V Injection well must be applied for and it shall include any treatment device needed to maintain water quality standards. There must be a sampling port installed in the manifold as it leaves the grease/grit tank and enters the field lines.

Once the treatment device is in place the following sampling protocol must be initiated:

> Grab samples are to be collected within the first five gallons of water leaving the separator and entering the field lines.
>
> The samples are to be analyzed by an independent EPA approved laboratory for but not limited to the following parameters:
>
> > Oil & Grease
> > Total Petroleum Hydrocarbons (TPH)
> > Volatile Organic Compounds (VOC)

Results shall be submitted once every four months for the first year of operation of the system. Results shall be submitted to: State of Tennessee Department of Environment and Conservation Division of Water Supply 6th Floor L & C Tower 401 Church Street Nashville, Tennessee 37243-1549 attention UIC Coordinator. Monitoring results that exceed the report level shall be reported within 30 days of analysis. The discharge shall provide the Division with an explanation of the pollutant's origin when the report level is exceeded. Should the sample analysis indicate that pollutants are within acceptable limits, The Bird Hut may submit a written request to reduce sample requirements.

For each sample taken the discharger shall record the following information:

1. The place, date and time of sampling;
2. The person(s) collecting samples;
3. The dates and times the analyses were performed;
4. The person(s) or laboratory who performed the analysis;
5. The analytical techniques or methods used, and;
6. The results of all required analyses.

All records and information resulting from the monitoring activities required, including all records of analyses performed would be retained for a minimum of three (3) years, or longer if requested by the Division of Water Supply.

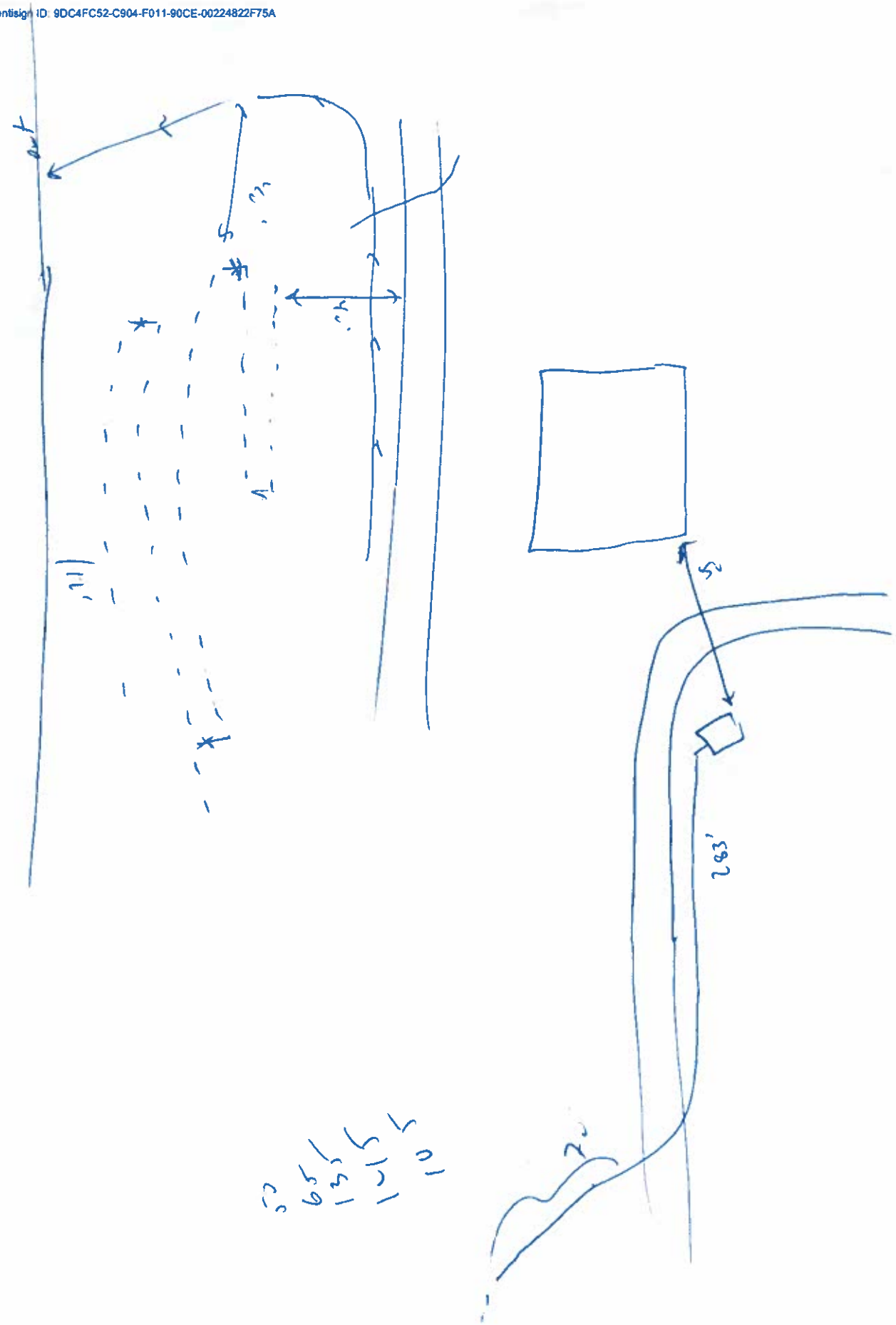
Should you have any questions or comments please feel free to contact me at (615) 532-9506.

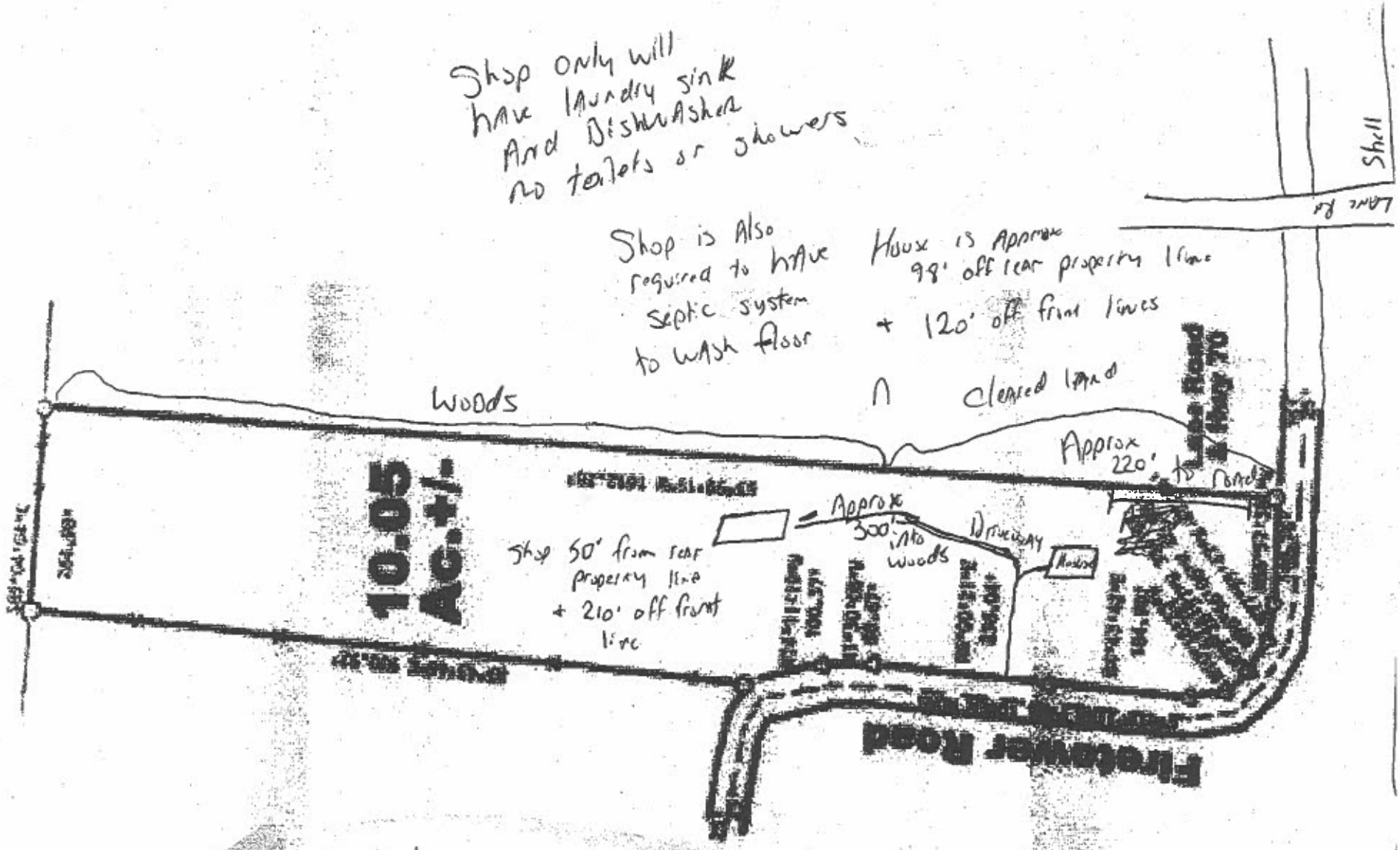
Sincerely,

Kelly Barcroft

Kelly W. Barcroft, Geologist
UIC Program
Tennessee Division of Water Supply

c: Brad Harris - GWP, NCO
GWP- Dickson County
DWS, Nashville EFO





Shop building
is staked And green flagging tape
And will be Approximately
300' into the woods

Parker Peery Properties
A DIFFERENT KIND OF REAL ESTATE COMPANY

WIRE FRAUD WARNING

Criminals use many methods to steal our money, even when we are buying or selling a home – particularly involving wire fund transfers. Scammers typically will send an email that APPEARS to be from your agent, broker, lender, or the closing attorney/ closing agency. Be on the lookout for:

- Phony email addresses (e.g., a slight change in the domain name), authentic-looking fake websites, phony fax numbers, texts, calls or social media messages from scammers.
- Any communication requesting information or directing you to a fake website, a criminal's email address or a criminal's bank account.

In preparation for closing, Buyers will often need to wire transfer funds from their personal bank to the closing attorney/closing agency.

NEVER ACCEPT WIRING INSTRUCTIONS FROM YOUR AGENT OR BROKER.

JS 03/19/25 5:25 PM **Initials** _____ **Initials**

Rather, you should receive wiring instructions prior to closing from the closing attorney/closing agency or your lender. If the instructions are sent by email they should be in a secured manner. **DO NOT TRANSFER FUNDS UNTIL** you have verified the authenticity of the wiring instructions by at least one other independent means, including but not limited to the following:

- Call the phone number you used on all your prior calls (if the number came from a personally recognized or known source), or
- Call the closing attorney/ closing agency or lender after verifying their phone number from a known third party source, such as the entity's official website and/or public directory assistance (do not take the phone number directly from the wiring instruction form you received), or
- Make a personal visit to their office at the address you previously met with them.

If you send wiring instructions by email or any electronic means to anyone at your bank or other financial institution in preparation for closing, **DO NOT TRANSFER ANY FUNDS** until after you verify that the correct instructions were received by a known representative at your financial institution. Also, it is important to confirm with the financial institution that the **WIRE INSTRUCTIONS ARE NOT TO BE SUBSTITUTED WITHOUT YOUR PRIOR CONSENT.** Any wiring instructions sent should be sent in a secured manner. Be especially aware of any request to change any of the original wiring/money transfer information, change in the person you have been working with on the transaction, or a subtle difference in their behavior, speech, or grammar. These are some signs of a potential scam. Wiring instructions for closing attorneys, title companies and lenders rarely if ever change, so any request to change this information should be handled with caution.

If you suspect you may be a victim of wire fraud or that you may have received suspicious phone calls, emails, text messages, faxes, social media messages, emails from a fake address, a change in contact person at your bank or mortgage company, or changes to wire transfer or financing institutions:

- **IMMEDIATELY** call your bank and/or mortgage company at the phone number you used in all prior calls.
- Then, call your agent at the phone number you used in all prior calls.

James Stephenson 03/19/25 5:25 PM

Buyer or Seller Date Buyer or Seller Date

James Stephenson

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.

Jackie W. Farthing, Register
Dickson County Tennessee
Rec #: 155511
Rec'd: 15.00
State: 155.40
Clerk: 1.00
EDP: 2.00
Total: 173.40
Instrument #: 175652
Recorded
3/5/2007 at 2:45 PM
in Volume
V929
Pgs 215-217

THIS INSTRUMENT PREPARED BY:
RAMSEY, THORNTON & BARRETT, PLC
ATTORNEYS AT LAW
MIDTOWN CENTER, SUITE D
320 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
CHIC 6899

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY TWO THOUSAND AND 00/100 ($42,000.00) DOLLARS, cash in hand paid by JAMES STEPHENSON, unmarried, receipt of which is hereby acknowledged, we, DAVID R. PORTER and wife, ANITA C. PORTER, have bargained and sold, and by these presents transfer and convey unto the said JAMES STEPHENSON, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Thirteenth (13th) Civil District of Dickson County, State of Tennessee, and being more particularly described as follows:

BEGINNING on a fence post, the northwest corner of this tract and the northeast corner of Phillip Littleton, and also in the south boundary of Eich; thence with the south boundary of Eich and a fence row, South 85 degrees 04 minutes 04 seconds East 264.98 feet to an iron pin; thence on a new line, South 3 degrees 59 minutes 19 seconds West 1612.28 feet to an iron pin in the north margin of Firetower Road, some 25 feet from centerline; thence with the south and east margins of Firetower Road to points as follows: North 86 degrees 57 minutes 38 seconds West 140.78 feet to a nail; thence North 77 degrees 55 minutes 47 seconds West 47.64 feet to a nail; thence North 56 degrees 56 minutes 06 seconds West 46.98 feet to a nail; thence North 37 degrees 28 minutes 57 seconds West 38.16 feet to a nail; thence North 10 degrees 18 minutes 23 seconds West 47.74 feet to a nail; thence North 4 degrees 43 minutes 42 seconds East 184.90 feet to a nail; thence North 6 degrees 00 minute 21 seconds East 236.04 feet to a nail; thence North 1 degree 30 minutes 08 seconds West 68.67 feet to a nail; thence North 14 degrees 11 minutes 19 seconds West 100.37 feet to an iron pin, the southeast corner of Phillipe Littleton; thence leaving said road and with the east boundary of Littleton and a fence row, North 5 degrees 43 minutes 46 seconds East 930.52 feet to the point of beginning containing 10.05 acres more or less by survey of J.S. Brenner, R.L.S. No. 980, dated May 10, 1993.

Being the same property conveyed to David R. Porter and wife, Anita C. Porter, by deed from Genevieve Corbin, dated May 18, 1993, of record in Volume 334, Page 165, in the Register's Office of Dickson County, Tennessee.

This property is subject to right-of-way of Firetower Road.

This property is subject to all matters as shown on Plat of Tennessee City, of record in Cabinet A, Slide 43, in the Register's Office of Dickson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JAMES STEPHENSON, unmarried, his heirs and assigns, forever. And we do covenant with the said JAMES STEPHENSON, unmarried, that we are lawfully seized and

possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2007 Dickson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said JAMES STEPHENSON, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 3rd day of March, 2007.

David R. Porter
DAVID R. PORTER

Anita C. Porter
ANITA C. PORTER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, DAVID R. PORTER and wife, ANITA C. PORTER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 3rd day of March, 2007.

Joseph M. Barrett
NOTARY PUBLIC

My Commission Expires: July 20, 2009

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $42,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 3rd day of March, 2007.

NOTARY PUBLIC

My Commission Expires: JULY 20, 2009

****

Tax Map 106 OK
Parcel No. 2.01

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. JAMES STEPHENSON
112 SCHROCK RD.
McEWEN, TN 37101