



**COLDWELL BANKER**  
**SOUTHERN REALTY**

## TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 10100 S 1st St CITY Milan

2 SELLER'S NAME(S) Samuel Barnett & Mary Kayla Barnett PROPERTY AGE 47y

3 DATE SELLER ACQUIRED THE PROPERTY 9/15/2023 DO YOU OCCUPY THE PROPERTY? yes

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

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

6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units 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.

- 11.1. 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.
- 11.2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
- 11.3. 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.
- 11.4. 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).
- 11.5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
- 11.6. 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.
- 11.7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
- 11.8. 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.
- 11.9. 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).
- 11.10. 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).
- 11.11. 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.
- 11.12. 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.
- 11.13. 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).
- 11.14. 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.
- 11.15. 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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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.

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

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

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

63

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

#### INSTRUCTIONS TO THE SELLER

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

#### A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Wall/Window Air Conditioning	<input checked="" type="checkbox"/> Garage Door Opener(s) (Number of openers <u>1</u> )
<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Fireplace(s) (Number <u>1</u> )
<input type="checkbox"/> Intercom	<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Gas Starter for Fireplace
<input type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Gas Fireplace Logs	<input type="checkbox"/> TV Antenna/Satellite Dish
<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/> Smoke Detector/Fire Alarm	<input type="checkbox"/> Central Vacuum System and attachments
<input type="checkbox"/> Spa/Whirlpool Tub	<input checked="" type="checkbox"/> Burglar Alarm	<input type="checkbox"/> Current Termite contract
<input type="checkbox"/> Water Softener	<input checked="" type="checkbox"/> Patio/Decking/Gazebo	<input type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> 220 Volt Wiring	<input type="checkbox"/> Installed Outdoor Cooking Grill	<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input type="checkbox"/> Sauna	<input type="checkbox"/> Irrigation System	<input type="checkbox"/> Pool
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> A key to all exterior doors	<input checked="" type="checkbox"/> Access to Public Streets
<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> Rain Gutters	<input type="checkbox"/> Heat Pump
<input checked="" type="checkbox"/> Central Heating	<input checked="" type="checkbox"/> Central Air	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____

85 Water Heater:  Electric  Gas  Solar

86 Garage:  Attached  Not Attached  Carport

87 Water Supply:  City  Well  Private  Utility  Other \_\_\_\_\_

88 Gas Supply:  Utility  Bottled  Other

89 Waste Disposal:  City Sewer  Septic Tank  Other \_\_\_\_\_

90 Roof(s): Type shingle Age (approx): 10yrs

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92 Other Items:

93 \_\_\_\_\_  
94  
95 To the best of your knowledge, are any of the above NOT in operating condition?  YES  NO96 If YES, then describe (attach additional sheets if necessary):  
97  
98  
99100 **B. ARE YOU (SELLER) AWARE OF ANY DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?**

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
101 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102 Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Slab	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
105 Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106 Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107 Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108 Sewer/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heat Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
109 Electrical System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
110 Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

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

112 ceiling in basement has some drywall damage but will be fixed before closing date113 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING?**

114 1. Substances, materials or products which may be environmental hazards  
115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel  
116 or chemical storage tanks, contaminated soil or  
117 water, on the subject  
118 property?

119 2. Features shared in common with adjoining land owners, such as walls, but  
120 not limited to, fences, and/or driveways, with joint rights and obligations  
121 for use and maintenance?

122 3. Any authorized changes in roads, drainage or utilities affecting the  
123 property, or contiguous to the property?

124 4. Any changes since the most recent survey of the property was done?

125 Most recent survey of the property: \_\_\_\_\_ (Date) (check here if unknown)

126 5. Any encroachments, easements, or similar items that may affect your  
127 ownership interest in the property?

128 6. Room additions, structural modifications or other alterations or  
129 repairs made without necessary permits?

130 7. Room additions, structural modifications or other alterations or  
131 repairs not in compliance with building codes?

132 8. Landfill (compacted or otherwise) on the property or any portion  
133 thereof?

134 9. Any settling from any cause, or slippage, sliding or other soil problems?

135 10. Flooding, drainage or grading problems?

136 11. Any requirement that flood insurance be maintained on the property?

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**YES      NO      UNKNOWN**

137    12. Property or structural damage from fire, earthquake, floods, or landslides?              
 138    If yes, please explain (use separate sheet if necessary).

139

140

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 located? (Fire Dept. Locator can be found:  
 144    <https://tnmap.tn.gov/fdtm/>)  
 145    **Milan Fire Department**

146    Is the property owner subject to charges or fees for fire protection,              
 147    such as subscriptions, association dues or utility fees?

148    14. Any zoning violations, nonconforming uses and/or violations of              
 149    "setback" requirements?

150    15. Neighborhood noise problems or other nuisances?           

151    16. Subdivision and/or deed restrictions or obligations?           

152    17. A Condominium/Homeowners Association (HOA) which has any authority              
 153    over the subject property?  
 154    Name of HOA: \_\_\_\_\_ HOA Address: \_\_\_\_\_  
 155    HOA Phone Number: \_\_\_\_\_ 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    subject to special assessment?              
 161    Rate of special assessment: \_\_\_\_\_

162    19. Any "common area" (facilities such as, but not limited to, pools, tennis              
 163    courts, walkways or other areas co-owned in undivided interest with others)?

164    20. Any notices of abatement or citations against the property?           

165    21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects              
 166    or shall affect the property?

167    22. Is any system, equipment or part of the property being leased?              
 168    If yes, please explain, and include a written statement regarding payment  
 169    information.

170

171

172    23. Any exterior wall covering of the structure(s) covered with exterior              
 173    insulation and finish systems (EIFS), also known as "synthetic stucco"?  
 174    If yes, has there been a recent inspection to determine whether the structure              
 175    has excessive moisture accumulation and/or moisture related damage?  
 176    *(The Tennessee Real Estate Commission urges any buyer or seller who encounters this product to have a qualified  
 177    professional inspect the structure in question for the preceding concern and provide a written report of the professional's  
 178    finding.)*  
 179    If yes, please explain. If necessary, please attach an additional sheet.

180

181

182    24. Is there an exterior injection well anywhere on the property?           

183    25. Is seller aware of any percolation tests or soil absorption rates being              
 184    performed on the property that are determined or accepted by  
 185    the Tennessee Department of Environment and Conservation?  
 186    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           

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foundation to another foundation?

	YES	NO	UNKNOWN
189 27. Is this property in a Planned Unit Development? Planned Unit Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
190      is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, 191      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      educational, recreational or industrial uses, or any combination of the 194      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      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 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      regardless of whether the sinkhole is indicated through the contour lines on the 203      property's recorded plat map.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
204 29. Was a permit for a subsurface sewage disposal system for the Property issued 205      during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If 206      yes, Buyer may have a future obligation to connect to the public sewer system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

210 **10100 S 1st St**

**Milan TN 38358**

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

213 Transferor (Seller) **Samuel Barnett** Date 08/25/2025 Time 7:05 PM

214 Transferor (Seller) **Mary Kayla Barnett** Date 08/25/2025 Time 7:05 PM

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

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

223 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

224 Transferee (Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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

*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.*

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