



Mclver Land & Realty

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE

1 PROPERTY ADDRESS 7 Sutton Pl Jackson CITY TN 38305
2 SELLER'S NAME(S) Rebecca Brown Norton PROPERTY AGE 26
3 DATE SELLER ACQUIRED THE PROPERTY 2021 DO YOU OCCUPY THE PROPERTY? no
4 IF NOT OWNER-OCCUPIED, HOW LONG HAS IT BEEN SINCE THE SELLER OCCUPIED THE PROPERTY? 1 mo

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

6 The Tennessee Residential Property Disclosure Act requires sellers of residential real property with one to four dwelling units
7 to furnish to a buyer one of the following: (1) a residential property disclosure statement (the "Disclosure"), or (2) a residential
8 property disclaimer statement (permitted only where the buyer waives the required Disclosure). Some property transfers may
9 be exempt from this requirement (See Tenn. Code Ann. § 66-5-209). The following is a summary of the buyers' and sellers'
10 rights and obligations under the Act. A complete copy of the Act may be found at 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
12 best of the seller's knowledge as of the Disclosure date.
13 2. Sellers must give the buyers the Disclosure form before the acceptance of a purchase contract.
14 3. Sellers must inform the buyers, at or before closing, of any inaccuracies or material changes in the condition that have
15 occurred since the time of the initial Disclosure, or certify that there are no changes.
16 4. Sellers may give the buyers a report or opinion prepared by a professional inspector or other expert(s) or certain information
17 provided by a public agency, in lieu of responding to some or all of the questions on the form (See Tenn. Code Ann. § 66-
18 5-204).
19 5. Sellers are not required to have a home inspection or other investigation in order to complete the Disclosure form.
20 6. Sellers are not required to repair any items listed on the Disclosure form or on any past or future inspection report unless
21 agreed to in the purchase contract.
22 7. Sellers involved in the first sale of a dwelling must disclose the amount of any impact fees or adequate facility taxes paid.
23 8. Sellers are not required to disclose if any occupant was HIV-positive, or had any other disease not likely to be transmitted
24 by occupying a home, or whether the home had been the site of a homicide, suicide or felony, or act or occurrence which
25 had no effect on the physical structure of the property.
26 9. Sellers may provide an "as is", "no representations or warranties" disclaimer statement in lieu of the Disclosure form only
27 if the buyer waives the right to the required disclosure, otherwise the sellers must provide the completed Disclosure form
28 (See Tenn. Code Ann. § 66-5-202).
29 10. Sellers may be exempt from having to complete the Disclosure form in certain limited circumstances (e.g. public auctions,
30 court orders, some foreclosures and bankruptcies, new construction with written warranty or owner has not resided on the
31 property at any time within the prior 3 years). (See Tenn. Code Ann. § 66-5-209).
32 11. Buyers are advised to include home, wood infestation, well, water sources, septic system, lead-based paint, radon, mold,
33 and other appropriate inspection contingencies in the contract, as the Disclosure form is not a warranty of any kind by the
34 seller, and is not a substitute for any warranties or inspections the buyer may desire to purchase.
35 12. Any repair of disclosed defects must be negotiated and addressed in the Purchase and Sale Agreement; otherwise, seller is
36 not required to repair any such items.
37 13. Buyers may, but do not have to, waive their right to receive the Disclosure form from the sellers if the sellers provide a
38 disclaimer statement with no representations or warranties (See Tenn. Code Ann. § 66-5-202).
39 14. Remedies for misrepresentations or nondisclosure in a Property Condition Disclosure statement may be available to buyer
40 and are set out fully in Tenn. Code Ann. § 66-5-208. Buyer should consult with an attorney regarding any such matters.
41 15. Representations in the Disclosure form are those of the sellers only, and not of any real estate licensee, although licensees
42 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."**

67 **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.

71 **A. THE SUBJECT PROPERTY INCLUDES THE ITEMS CHECKED BELOW:**

- 72  Range  Wall/Window Air Conditioning  Garage Door Opener(s) (Number of openers 1)  
73  Window Screens  Oven  Fireplace(s) (Number 1)  
74  Intercom  Microwave  Gas Starter for Fireplace  
75  Garbage Disposal  Gas Fireplace Logs  TV Antenna/Satellite Dish  
76  Trash Compactor  Smoke Detector/Fire Alarm  Central Vacuum System and attachments  
77  Spa/Whirlpool Tub  Burglar Alarm  Current Termite contract  
78  Water Softener  Patio/Decking/Gazebo  Hot Tub  
79  220 Volt Wiring  Installed Outdoor Cooking Grill  Washer/Dryer Hookups  
80  Sauna  Irrigation System  Pool  
81  Dishwasher  A key to all exterior doors  Access to Public Streets  
82  Sump Pump  Rain Gutters  Heat Pump  
83  Central Heating  Central Air  
84  Other \_\_\_\_\_  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 \_\_\_\_\_ Age (approx): \_\_\_\_\_

91

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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  NO

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

97  
98  
99

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

	YES	NO	UNKNOWN		YES	NO	UNKNOWN
101 Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102 Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
103 Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104 Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>in place</i> Slab	<input type="checkbox"/>	<input 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 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

113 **C. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING:**

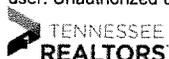
	YES	NO	UNKNOWN
114 1. Substances, materials or products which may be environmental hazards 115 such as, but not limited to: asbestos, radon gas, lead-based paint, fuel 116 or chemical storage tanks, contaminated soil or 117 water, on the subject 118 property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
119 2. Features shared in common with adjoining land owners, such as walls, but 120 not limited to, fences, and/or driveways, with joint rights and obligations 121 for use and maintenance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> side fence
122 3. Any authorized changes in roads, drainage or utilities affecting the 123 property, or contiguous to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
124 4. Any changes since the most recent survey of the property was done? 125 Most recent survey of the property: _____ (Date) (check here if unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
126 5. Any encroachments, easements, or similar items that may affect your 127 ownership interest in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
128 6. Room additions, structural modifications or other alterations or 129 repairs made without necessary permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130 7. Room additions, structural modifications or other alterations or 131 repairs not in compliance with building codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132 8. Landfill (compacted or otherwise) on the property or any portion 133 thereof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
134 9. Any settling from any cause, or slippage, sliding or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
135 10. Flooding, drainage or grading problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136 11. Any requirement that flood insurance be maintained on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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		YES	NO	UNKNOWN
137	12. Property or structural damage from fire, earthquake, floods, or landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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/fdtn)			
145	<u>JACKSON FIRE Dept.</u>			
146	Is the property owner subject to charges or fees for fire protection, such as subscriptions, association dues or utility fees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147				
148	14. Any zoning violations, nonconforming uses and/or violations of "setback" requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149				
150	15. Neighborhood noise problems or other nuisances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
151	16. Subdivision and/or deed restrictions or obligations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152	17. A Condominium/Homeowners Association (HOA) which has any authority over the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153	Name of HOA: <u>Sutton Pl HOA</u>			
154	HOA Address: <u>375 Sutton Pl</u>			
155	HOA Phone Number: <u>731-504-1345</u>			
156	Monthly Dues: <u>720. quarterly</u>			
157	Special Assessments: _____			
158	Transfer Fees: _____			
159	Management Company: _____			
160	Phone: _____			
161	Management Co. Address: <u>375 Sutton Pl</u>			
162	18. Is the location of the property within an improvement district that is subject to special assessment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
163	Rate of special assessment: _____			
164	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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165	20. Any notices of abatement or citations against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
166	21. Any lawsuit(s) or proposed lawsuit(s) by or against the seller which affects or shall affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
167	22. Is any system, equipment or part of the property being leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
168	If yes, please explain, and include a written statement regarding payment information.			
169				
170				
171				
172	23. Any exterior wall covering of the structure(s) covered with exterior insulation and finish systems (EIFS), also known as "synthetic stucco"?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
173	If yes, has there been a recent inspection to determine whether the structure has excessive moisture accumulation and/or moisture related damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
174	(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.)			
175	If yes, please explain. If necessary, please attach an additional sheet.			
176				
177				
178				
179				
180				
181				
182	24. Is there an exterior injection well anywhere on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
183	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
184	If yes, results of test(s) and/or rate(s) are attached.			
185				
186	26. Has any residence on this property ever been moved from its original	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
187				

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foundation to another foundation?

- 189 27. Is this property in a Planned Unit Development? Planned Unit Development  
 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.
- 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.  
 207

YES NO UNKNOWN

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

7 Sutton Pl Jackson TN 38305

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) Rebecca Brown Norton Rebecca Brown Norton Date 9-8-25 Time \_\_\_\_\_

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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McIver Land & Realty

CONFIRMATION OF AGENCY STATUS

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

7 The real estate transaction involving the property located at:
8 7 Sutton Pl Jackson TN 38305
9 PROPERTY ADDRESS

10 SELLER NAME: Rebecca Brown Norton BUYER NAME:
11 LICENSEE NAME: Lynn Cobb LICENSEE NAME:
12 in this consumer's current or prospective transaction is in this consumer's current or prospective transaction
13 serving as: is serving as:
14 [ ] Transaction Broker or Facilitator. [ ] Transaction Broker or Facilitator.
15 (not an agent for either party). (not an agent for either party).
16 [ ] Seller is Unrepresented. [ ] Buyer is Unrepresented.
17 [ ] Agent for the Seller. [ ] Agent for the Buyer.
18 [x] Designated Agent for the Seller. [ ] Designated Agent for the Buyer.
19 [ ] Disclosed Dual Agent (for both parties), [ ] Disclosed Dual Agent (for both parties),
20 with the consent of both the Buyer and the Seller with the consent of both the Buyer and the Seller
21 in this transaction. in this transaction.

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

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

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

35 [Signature] 9/8/2025
36 Seller Signature Rebecca Brown Norton Date Buyer Signature Date
37
38 Seller Signature Date Buyer Signature Date
39 [Signature] 9/8/2025
40 Listing Licensee Lynn Cobb Date Selling Licensee Date
41 McIver Land & Realty UNITED COUNTRY MCIVER LAND & REALTY, LLC.
42 Listing Company Selling Company

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