



Security Real Estate
200 Princeton Road
Johnson City, TN 37601
423.282.2595

Each office is independently owned and operated.

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 W Highway 67 and 241 Industrial Park Road Mountain City TN 37683
9 PROPERTY ADDRESS

10 SELLER NAME: <u>Green Smart LLC</u>	BUYER NAME: _____
11 LICENSEE NAME: <u>Seth Slagle</u>	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 <input type="checkbox"/> Transaction Broker or Facilitator.	<input type="checkbox"/> Transaction Broker or Facilitator.
15 (not an agent for either party).	(not an agent for either party).
16 <input type="checkbox"/> Seller is Unrepresented.	<input type="checkbox"/> Buyer is Unrepresented.
17 <input type="checkbox"/> Agent for the Seller.	<input type="checkbox"/> Agent for the Buyer.
18 <input checked="" type="checkbox"/> Designated Agent for the Seller.	<input type="checkbox"/> Designated Agent for the Buyer.
19 <input type="checkbox"/> Disclosed Dual Agent (for both parties),	<input type="checkbox"/> 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 By signing below, parties acknowledge receipt of Confirmation of Agency relationship disclosure by Realtor[®] acting as
32 Agent/Broker OR other status of Seller/Landlord and/or Buyer/Tenant pursuant to the National Association of Realtors[®] Code
33 of Ethics and Standards of Practice.

34 <u>Green Smart LLC</u> 07/25/24	_____
35 Seller Signature <u>Green Smart LLC</u> Date	Buyer Signature Date
36 _____	_____
37 Seller Signature <u>Seth Avery Slagle</u> 07/20/24	_____
38 Listing Licensee <u>Seth Slagle</u> Date	Selling Licensee Date
39 _____	_____
40 <u>Coldwell Banker Security Real Estate</u>	_____
41 Listing Company	Selling Company

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DISCLAIMER NOTICE

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

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

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

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

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

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

36 **6. SQUARE FOOTAGE.** There are multiple sources from which square footage of a property may be obtained.
37 Information is sometimes gathered from tax or real estate records on the property. Square footage provided by
38 builders, real estate licensees, or tax records is only an **estimate** with which to make comparisons, but **it is not**
39 **guaranteed.** It is advised that you have a licensed appraiser determine actual square footage.

40 **7. CURRENT VALUE, INVESTMENT POTENTIAL, OR RESALE VALUE OF THE PROPERTY.** A
41 true estimate of the value can only be obtained through the services of a licensed appraiser. No one, not even
42 a professional appraiser, can know the future value of a property. Unexpected and unforeseeable things happen.

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43 NOTE: A real estate licensee’s Comparative Market Analysis (CMA) or Broker’s Price Opinion (BPO), etc.,
44 while sometimes used to set an asking price or an offer price, is **not** an appraisal.

45 8. BOUNDARY LINES, EASEMENTS, ENCROACHMENTS, ROAD MAINTENANCE, AND
46 ACREAGE. A survey can provide helpful information, including whether the road to the home is a public or
47 private road. It is strongly advised that you secure the services of a licensed surveyor for a full-stake boundary
48 survey with all boundary lines, easements, encroachments, flood zones, road information, total acreage, etc.,
49 clearly identified. It is also advised that you **not** rely on mortgage loan inspection surveys, previous surveys,
50 plat data, or Multiple Listing Service (MLS) data for this information, even if acceptable to your lender.

51 9. ZONING, CODES, COVENANTS, RESTRICTIONS, AND RELATED ISSUES. Zoning, codes,
52 covenants, restrictions, home owner association by-laws, special assessments, city ordinances, governmental
53 repair requirements and related issues need to be verified by the appropriate sources in writing. If your projected
54 use requires a zoning or other change, it is recommended that you either wait until the change is **in effect** before
55 committing to a property or provide for this contingency in your Purchase and Sale Agreement.

56 10. UTILITY CONNECTIONS, SEPTIC SYSTEM CAPABILITY, AND RELATED SERVICES. The
57 availability, adequacy, connection and/or condition of waste disposal (sewer, septic system, etc.), water supply,
58 electric, gas, cable, internet, telephone, or other utilities and related services to the property need to be verified
59 by the appropriate sources in writing (including but not limited to fire protection). You should have a
60 professional check access and/or connection to public sewer and/or public water source and/or the condition of
61 any septic system(s) and/or wells. To confirm that any septic systems are properly permitted for the actual
62 number of bedrooms, it is recommended that sellers and/or buyers request a copy of the information contained
63 in the file for the property maintained by the appropriate governmental permitting authority. If the file for this
64 property cannot be located or you do not understand the information contained in the file, you should seek
65 professional advice regarding this matter. For unimproved land, septic system capability can only be
66 determined by using the services of a professional soil scientist and verifying with the appropriate governmental
67 authorities that a septic system of the desired type, size, location, and cost can be permitted and installed to
68 accommodate the size home that you wish to build.

69 11. FLOODING, DRAINAGE, FLOOD INSURANCE, AND RELATED ITEMS. It is recommended that you
70 have a civil or geotechnical engineer or other independent expert determine the risks of flooding, drainage or
71 run-off problems, erosion, land shifting, unstable colluvial soil, sinkholes and landfills. The risk of flooding
72 may increase and drainage or storm run-off pathways may change. Be sure to consult with the proper
73 governmental authorities, elevation surveyors, and flood insurance professionals regarding flood and elevation
74 certificates, flood zones, and flood insurance requirements, recommendations and costs.

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

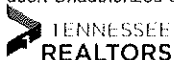
79 13. SCHOOL DISTRICTS AND OTHER SCHOOL INFORMATION. It is advised that you independently
80 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
81 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed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

83 14. INFORMATION ABOUT CRIMES, METHAMPHETAMINE PROPERTIES, OR SEX OFFENDERS.
84 You should consult with local, state and federal law enforcement agencies for information or statistics regarding
85 criminal activity at or near the property, the presence of methamphetamine manufacturing, or for the location
86 of sex offenders in a given area.

87 15. LEGAL AND TAX ADVICE. You should seek the advice of an attorney and/or certified tax specialist on any
88 legal or tax questions concerning any offers, contracts, issues relating to title or ownership of the property, or
89 any other matters of concern, including those itemized in this Disclaimer Notice. Real estate licensees are **not**
90 legal or tax experts, and therefore cannot advise you in these areas.

Seth Avery Slagle

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91 **16. TITLE EXPENSES.** It is the Buyer's responsibility to seek independent advice or counsel prior to Closing
92 from Buyer's Closing Agency regarding the availability and coverage provided under an American Land Title
93 Association Standard Owner's Insurance Policy and, if available, an Extended Owner's Insurance Policy.

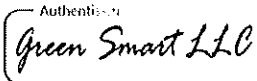
94 **17. RECOMMENDED INSPECTORS, SERVICE PROVIDERS, OR VENDORS.** The furnishing of any
95 inspector, service provider or vendor named by the real estate licensee is done only as a convenience and a
96 courtesy, and does not in any way constitute any warranty, representation, or endorsement. Buyers and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

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

107 **19. MARKETING MATERIALS.** You acknowledge that photographs, marketing materials, and digital media
108 used in the marketing of the property may continue to remain in publication after Closing. You agree that
109 Broker shall not be liable for any uses of photographs, marketing materials or digital media which the Broker
110 is not in control.

111 **The Buyer/Seller acknowledges that they have not relied upon the advice, casual comments, media**
112 **representations or verbal representations of any real estate licensee relative to any of the matters itemized**
113 **above or similar matters. The Buyer/Seller understands that it has been strongly recommended that they**
114 **secure the services of appropriately credentialed experts and professionals of the buyer's or seller's choice**
115 **for the advice and counsel about these and similar concerns.**

116
117
118
119

	
CLIENT/CUSTOMER 07/25/24 Date	CLIENT/CUSTOMER Date
at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm

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LOCATION

Property Address W Highway 67
 TN

Subdivision

County Johnson County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 053 071.09

Special Int 000

Alternate Parcel ID

Land Map 053

District/Ward

2020 Census Trct/Blk 9561/1

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Commercial

Land Use

Improvement Type

Square Feet

CURRENT OWNER

Name Green Smart LLC

Mailing Address 241 Industrial Park Rd
 Mountain City, TN 37683-6398

SCHOOL INFORMATION

These are the closest schools to the property

Doe Elementary School	2.0 mi
Primary Middle: Pre K to 6	Distance
Johnson County Middle School	5.1 mi
Middle: 7 to 8	Distance
Johnson County High School	5.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/11/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/25/2021	\$140,000	Green Smart LLC		Warranty Deed		219/47

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
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Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$64,000	Assessed Land	Johnson 2.21
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$64,000	Total Assessment	\$25,600
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$565.76	\$565.76
2022		\$463.36	\$463.36
2021		\$463.36	\$463.36

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use		Lot Dimensions	
Block/Lot		Lot Square Feet	258,310
Latitude/Longitude	36.451915°/-81.881640°	Acreage	5.93

PROPERTY CHARACTERISTICS: UTILITIES/AREA

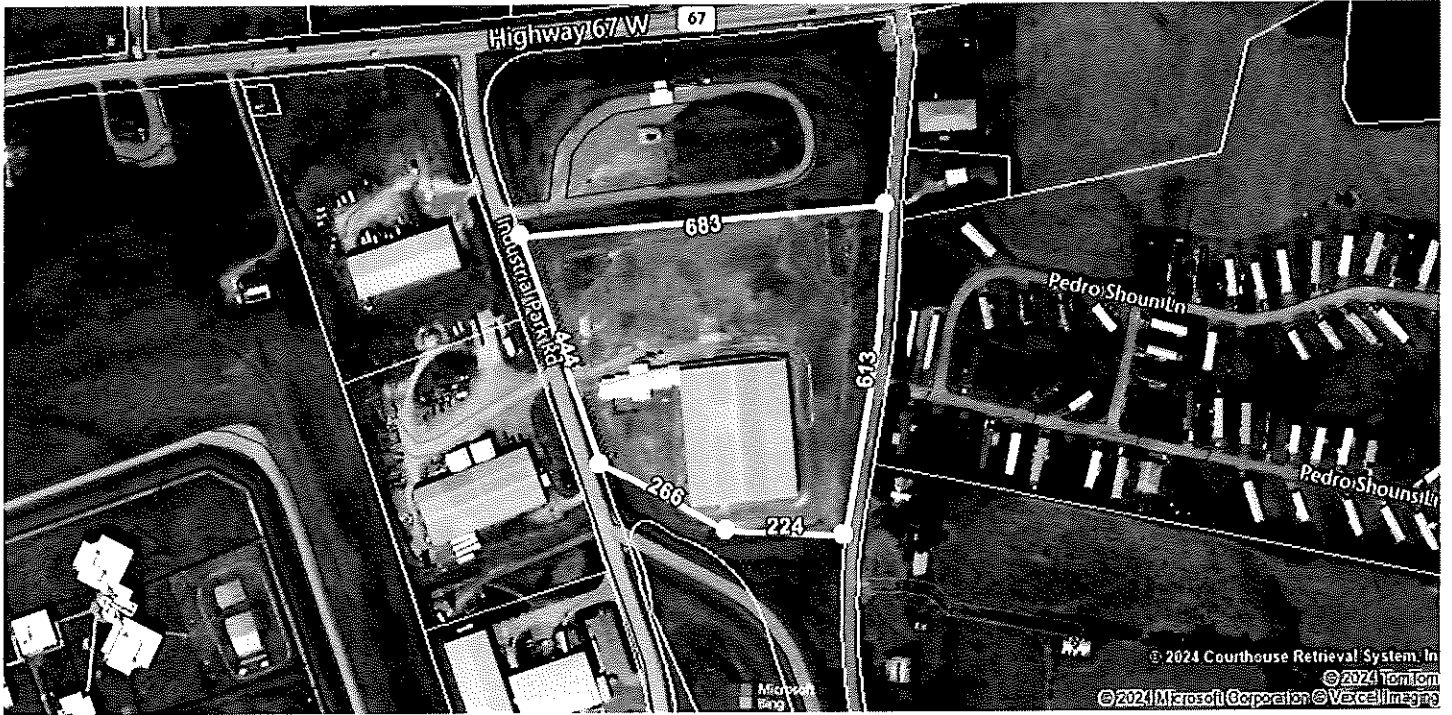
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47091C0110C	06/16/2009



LOCATION

Property Address Industrial Park Rd
TN

Subdivision

County Johnson County, TN

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 053 071.06

Special Int 000

Alternate Parcel ID

Land Map 053

District/Ward 07

2020 Census Trct/Bk 9561/1

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Commercial

Land Use Prefab

Improvement Type Prefab

Square Feet 50000

CURRENT OWNER

Name Green Smart LLC

Mailing Address 241 Industrial Park Rd
Mountain City, TN 37683-6398

SCHOOL INFORMATION

These are the closest schools to the property

Doe Elementary School 2.0 mi
Primary Middle: Pre K to 6
Distance

Johnson County Middle School 5.1 mi
Middle: 7 to 8
Distance

Johnson County High School 5.1 mi
High: 9 to 12
Distance

SALES HISTORY THROUGH 07/11/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/25/2021	\$140,000	Green Smart LLC	Industrial Dev Board Of County Of Johnson County	Warranty Deed		219/47 21002650
6/26/1997		Industrial Development Bd Of Johnson County				141/715

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$88,500	Assessed Land		Johnson	2.21
Appraised Improvements	\$660,100	Assessed Improvements			
Total Tax Appraisal	\$748,600	Total Assessment	\$299,440		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$6,617.62	\$6,617.62
2022		\$2,090.91	\$2,090.91
2021		\$2,090.91	\$2,090.91

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/30/2021	\$2,000,000	Green Smart LLC	The Heartland Trading Trust	T338/788 21003546

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Prefab	Condition	Average	Units	1
Year Built	2001	Effective Year	2001	Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	50,000				
Building Square Feet (Living Space)		Building Square Feet (Other)			
		Prefab 50000			

- CONSTRUCTION

Quality	Below Average +	Roof Framing	Woodframe/Truss
Shape	Rectangular Design	Roof Cover Deck	Prefin Metal Crimped
Partitions		Cabinet Millwork	Below Average
Common Wall		Floor Finish	Concrete Finish
Foundation	Continuous Footing	Interior Finish	Prefinished Metal
Floor System	Slab On Grade	Air Conditioning	Cooling Split
Exterior Wall	Prefin Metal Crimped	Heat Type	Heat Split
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	2

- OTHER

Occupancy	Vacant	Building Data Source	Inspection
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Prefab	Lot Dimensions	
Block/Lot		Lot Square Feet	348,043
Latitude/Longitude	36.450751°/-81.881455°	Acreage	7.99

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	Paved
Electric Source	Public	Topography	Rolling
Water Source	Public	District Trend	Stable
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	07
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47091C0110C	06/16/2009