

OFFER INSTRUCTIONS:

Property Address: 0 Vine Ct, Lebanon, TN 37087

Seller(s): DZ Investments LLC

Please identify holder of Earnest Money as:

Tennessee Title Services

7000 Executive Center Dr. Ste 290

Brentwood, TN 37027

*** Buyer to pay online: tennesseetitle.com/earnest-money.html*

Please identify Closing Agency for Seller as:

Tennessee Title Services / Stonegate Title LLC

Julia Hirt | service@stonegatetitle.com | 615-622-7858

*** Buyer incentive offered, ask Listing Agent for more details*

Listing Agent/Brokerage Details For Purchase:

Listing Firm: The Huffaker Group of Keller Williams Realty

Listing Firm Address: 2031 N Mt Juliet Rd. Ste 101B

Mount Juliet, TN 37122

Firm License #: 265610

Firm Telephone: (615) 208-8886

Listing Agent: David Huffaker | (615) 480-9617 | Lic. # 293136

When Submitting An Offer, Please Include:

☐ Lender Pre-approval Letter or Buyer Proof of Funds

☐ TAR Purchase & Sale Agreement

Complete the following disclosures included in the MLS Listing:

☐ Confirmation of Agency Status

☐ TN Property Condition Disclosure or Exemption

☐ Lead Based Paint Disclosure, *if applicable*

☐ VA/FHA Addendum, *if applicable*

☐ Septic Disclosure, *if applicable*

****Please Submit Offers to Co-Listing Agent in MLS Listing****

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:

0 Vine Ct, Lebanon, TN 37087

PROPERTY ADDRESS

SELLER NAME: DZ Investments LLC

LICENSEE NAME: David Huffaker Callie Diltz

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**

(not an agent for either party).

☐ **Seller is Unrepresented.**

☐ **Agent for the Seller.**

☒ **Designated Agent for the Seller.**

☐ **Disclosed Dual Agent (for both parties),**

with the consent of both the Buyer and the Seller in this transaction.

BUYER NAME:

LICENSEE NAME:

in this consumer's current or prospective transaction is serving as:

☐ **Transaction Broker or Facilitator.**

(not an agent for either party).

☐ **Buyer is Unrepresented.**

☐ **Agent for the Buyer.**

☐ **Designated Agent for the Buyer.**

☐ **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.

DZ Investments LLC

dotloop verified
05/27/26 10:18 AM CDT
KWSW-2AER-BQXR-XP1R

Seller Signature

Date

Buyer Signature

Date

Seller Signature

Date

Buyer Signature

Date

Callie Diltz for David Huffaker

dotloop verified
05/19/26 3:21 PM CDT
JWA-ZUYI-9YGZ-AOSB

Listing Licensee

Date

Buyer Broker Licensee

Date

The Huffaker Group of Keller Williams Realty

Listing Firm

Buyer Broker Firm

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Utilities Information Sheet

Property Address: 0 Vine Ct Lebanon, TN 37087

Please provide the provider name below:

WATER:	Lebanontn.org
SEWER:	Lebanontn.org
ELECTRIC:	MTE Electric
GAS:	Lebanontn.org
TRASH PICK-UP:	Lebanontn.org
CABLE:	
INTERNET:	
OTHER:	

TENNESSEE RESIDENTIAL PROPERTY CONDITION EXEMPTION

Property Address: 0 Vine Ct, Lebanon, TN 37087

Seller: DZ Investments LLC

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

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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. 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."

The undersigned Seller of the property described as 0 Vine St Lebanon, TN 37087 does hereby notify Buyer that said property is being offered without a Residential Property Condition Disclosure Statement as provided by the Tennessee Residential Property Disclosure Act. This transfer is excluded under Tenn. Code Ann. § 66-5-209 for the following reason(s):

- ☐ This is a transfer pursuant to court order including, but not limited to, transfers ordered by a court in the administration of an estate, transfers pursuant to a writ of execution, transfers by foreclosure sale, transfers by a trustee in a bankruptcy, transfers by eminent domain and transfers resulting from a decree of specific performance.
- ☐ This is a transfer to a beneficiary of a deed of trust by a trustor or successor in interest who is in default; transfers by a trustee under a deed of trust pursuant to a foreclosure sale, or transfers by a beneficiary under a deed of trust who has acquired the real property at a sale conducted pursuant to a foreclosure sale under a deed of trust or has acquired the real property by a deed in lieu of foreclosure.
- ☐ This is a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- ☐ This is a transfer from one (1) or more co-owners solely to one (1) or more co-owners. This provision is intended to apply and only does apply in situations where ownership is by a tenancy by the entirety, a joint tenancy or a tenancy in common and the transfer shall be made from one (1) or more of the owners to another owner or co-owners holding property either as a joint tenancy, tenancy in common or tenancy by the entirety.
- ☐ This is a transfer made by virtue of the record owner's failure to pay federal, state or local taxes.
- ☐ This is a transfer between spouses resulting from a decree of divorce or a property settlement stipulation.
- ☐ This is a transfer made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors.
- ☐ This is a transfer to or from any governmental entity of public or quasi-public housing authority or agency.
- ☐ This is a transfer involving the first sale of a dwelling provided that the builder offers a written warranty.
- ☐ This is a transfer of any property sold at public auction.
- ☒ This is a transfer of any property where the owner has not resided on the property at any time within three (3) years prior to the date of transfer.
- ☐ This is a transfer from a debtor in a chapter 7 or a chapter 13 bankruptcy to a creditor or third party by a deed in lieu of foreclosure or by a quitclaim deed.

Pursuant to Tenn. Code Ann. § 66-5-212, Sellers are required to disclose, in writing, the presence of any known exterior injection well on the Property, whether the Sellers have knowledge that any single family residence on the Property has ever been moved from an existing foundation to another foundation, whether the Sellers have knowledge of any percolation tests or soil absorption rates performed on the Property that are determined or accepted by the Tennessee Department of Environment and Conservation and the results of said tests and/or rates, and the presence of any known sinkholes. Sellers, pursuant to Tenn. Code Ann. § 66-5-213, are also required to disclose in writing if the Property is located in a Planned Unit Development and upon request, provide buyers with a copy of the development's restrictive covenants, homeowner bylaws and master deed.

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- | | ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING: | YES | NO | UNKNOWN |
|-----|--|--------------------------|-------------------------------------|--------------------------|
| 98 | | | | |
| 99 | 1. Is there an exterior injection well anywhere on the property? | ☐ | ☒ | ☐ |
| 100 | 2. Is seller aware of any percolation tests or soil absorption rates being | ☐ | ☒ | ☐ |
| 101 | performed on the property that are determined or accepted by | | | |
| 102 | the Tennessee Department of Environment and Conservation? | | | |
| 103 | If yes, results of test(s) and/or rate(s) are attached. | | | |
| 104 | 3. Has any residence on this property ever been moved from its original | ☐ | ☒ | ☐ |
| 105 | foundation to another foundation? | | | |
| 106 | 4. Is this property in a Planned Unit Development? Planned Unit Development | ☐ | ☒ | |
| 107 | is defined pursuant to Tenn. Code Ann. § 66-5-213 as "an area of land, | | | |
| 108 | controlled by one (1) or more landowners, to be developed under unified control | | | |
| 109 | or unified plan of development for a number of dwelling units, commercial, | | | |
| 110 | educational, recreational or industrial uses, or any combination of the | | | |
| 111 | foregoing, the plan for which does not correspond in lot size, bulk or type of | | | |
| 112 | use, density, lot coverage, open space, or other restrictions to the existing land | | | |
| 113 | use regulations." Unknown is not a permissible answer under the statute. | | | |
| 114 | 5. Is a sinkhole present on the property? A sinkhole is defined pursuant to Tenn. | ☐ | ☒ | ☐ |
| 115 | Code Ann. § 66-5-212(c) as "a subterranean void created by the dissolution of | | | |
| 116 | limestone or dolostone strata resulting from groundwater erosion, causing a | | | |
| 117 | surface subsidence of soil, sediment, or rock and is indicated through the | | | |
| 118 | contour lines on the property's recorded plat map." This disclosure is required | | | |
| 119 | regardless of whether the sinkhole is indicated through the contour lines on the | | | |
| 120 | property's recorded plat map. | | | |
| 121 | 6. Was a permit for a subsurface sewage disposal system for the Property issued | ☐ | ☒ | |
| 122 | during a sewer moratorium pursuant to Tenn. Code Ann. § 68-221-409? If | | | |
| 123 | yes, Buyer may have a future obligation to connect to the public sewer system. | | | |

124 Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its
 125 improvements, are being offered by Seller except in the case where transfer involves the first sale of a dwelling in which builder
 126 offers a written warranty and those required by Seller pursuant to Tenn. Code Ann. §§ 66-5-212 and 66-5-213. Furthermore,
 127 the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

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

131 The party(ies) below have signed and acknowledge receipt of a copy.	
132 	
133 SELLER	SELLER
134 _____ at _____ o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
135 Date	Date

136 The party(ies) below have signed and acknowledge receipt of a copy.	
137 _____	_____
138 BUYER	BUYER
139 _____ at _____ o'clock ☐ am/ ☐ pm	_____ at _____ o'clock ☐ am/ ☐ pm
140 Date	Date

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PERSONAL INTEREST DISCLOSURE & CONSENT

On occasion, a real estate licensee may become involved in a real estate transaction BOTH as a licensed real estate professional AND as a party – directly or indirectly – to the transaction. The Real Estate Broker Licensing Act requires that a licensee’s personal interest in any transaction be disclosed. Further, said Act requires the written consent of all parties to a transaction with regard to certain personal interests.

As used below:

- “Buyer” shall mean Buyer or Tenant.
- “Seller” shall mean Seller or Landlord.

DISCLOSURE AND CONSENT AS TO LICENSEE’S PERSONAL INTEREST:

[Pursuant to Section 62-13-403(7)(A) of the Tennessee Real Estate Broker Licensing Act, a licensee shall: “Not engage in self-dealing nor act on behalf of a licensee’s immediate family, or on behalf of any other individual, organization or business entity in which the licensee has a personal interest without prior disclosure of such interest and the timely written consent of all parties to the transaction.”]

1. Nature of Interest. [Licensee to disclose nature of personal interest by checking appropriate box(es) below.]

Licensee David Huffaker has a personal interest
with regard to the sale of the property located at
0 Vine Ct, Lebanon, TN 37087.

The licensee’s personal interest is as follows:

- ☐ the licensee is the seller/owner of this property.
- ☐ an immediate family member of the licensee is the seller of the property.
- ☒ any other individual, organization or business entity in which the licensee has a personal interest is the seller of the property.
- ☐ the licensee is a prospective buyer of the property.
- ☐ an immediate family member of the licensee is the prospective buyer of the property.
- ☐ any other individual, organization or business entity in which the licensee has a personal interest is a prospective buyer of the property.
- ☐ other _____.

2. Consent of Continued Involvement.

Buyer and Seller consent to the undersigned licensee’s continued involvement in the subject transaction.

Shall Be Signed by Licensee making disclosure, Buyer and Seller Prior to Execution of a Real Estate Contract:

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

Callie Ditts for David Huffaker

dotloop verified
05/27/26 12:08 PM
CDT
FACF-YJUY-KIY-TXSR

LICENSEE

The Huffaker Group of Keller Williams

FIRM/COMPANY

_____ at _____ o'clock ☐ am/ ☐ pm

Date

ADDRESS: _____

PHONE: _____

EMAIL: _____

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

BUYER

_____ at _____ o'clock ☐ am/ ☐ pm

Date

BUYER

_____ at _____ o'clock ☐ am/ ☐ pm

Date

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

TR Investments LLC

dotloop verified
05/27/26 10:18 AM CDT
MQXH-SPZ6-DEDD-KP1E

SELLER

SELLER

_____ at _____ o'clock ☐ am/ ☐ pm

Date

_____ at _____ o'clock ☐ am/ ☐ pm

Date

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