

# PURCHASE & SALE DETAILS

**Property Address:** 0 Shannon Ave, Madison, TN 37115

**Seller(s):** Apg Rentals LLC

**Please identify holder of Trust / Earnest Money as:**

Premier Escrow, LLC  
4301 Hillsboro Road, Suite 300  
Nashville, TN 37215  
(615) 269-6626 Office  
(615) 292-0171 Fax

**Seller to close with:**

Joe White  
Premier Escrow, LLC  
4301 Hillsboro Road, Suite 300  
Nashville, TN 37215  
(615) 269-6626 Office  
(615) 292-0171 Fax

**Listing Agent/Brokerage Details For Purchase:**

Listing Firm/Company: Keller Williams Realty  
Listing Firm Address: 2033 N. Mt. Juliet Rd., Ste. 100 Mount Juliet, TN 37122  
Firm License #: 258732 Firm Telephone: (615) 758-8886  
Listing Agent: David Huffaker (615) 480-9617 | Lic. 293136

**When Submitting An Offer, Please Include:**

- ☐ Buyer Pre-approval Letter [IA]
- ☐ TAR Purchase & Sale Agreement
- ☐ Confirmation of Agency (see MLS docs)
- ☐ TN Property Condition Disclosure (see MLS docs)
- ☐ Lead Based Paint Disclosure [IA] (see MLS docs)
- ☐ Compensation Agreement
- ☐ VA/FHA Addendum [IA]

**\*\*Please Submit ALL Offers to the Co-Listing Agent\*\***

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 Shannon Ave, Madison, 37115

PROPERTY ADDRESS

<b>SELLER NAME:</b> Apg Rentals LLC	<b>BUYER NAME:</b>
LICENSEE NAME: David Huffaker / Grant Gaines	LICENSEE NAME:
in this consumer’s current or prospective transaction is serving as:	in this consumer’s current or prospective transaction is serving as:
<input type="checkbox"/> <b>Transaction Broker or Facilitator.</b> (not an agent for either party).	<input type="checkbox"/> <b>Transaction Broker or Facilitator.</b> (not an agent for either party).
<input type="checkbox"/> <b>Seller is Unrepresented.</b>	<input type="checkbox"/> <b>Buyer is Unrepresented.</b>
<input type="checkbox"/> <b>Agent for the Seller.</b>	<input type="checkbox"/> <b>Agent for the Buyer.</b>
<input checked="" type="checkbox"/> <b>Designated Agent for the Seller.</b>	<input type="checkbox"/> <b>Designated Agent for the Buyer.</b>
<input type="checkbox"/> <b>Disclosed Dual Agent (for both parties),</b> with the consent of both the Buyer and the Seller in this transaction.	<input type="checkbox"/> <b>Disclosed Dual Agent (for both parties),</b> 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, 3<sup>rd</sup> 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.

<div>Seller Signature</div> <div>Date</div>	<div>Buyer Signature</div> <div>Date</div>
<div>Seller Signature</div> <div>Date</div>	<div>Buyer Signature</div> <div>Date</div>
<div><i>Grant Gaines for David Huffaker</i><div>dotloop verified 08/15/25 10:14 AM CDT QMCE-NWHQ-USAC-QU4E</div></div> <div>Listing Licensee</div> <div>Date</div>	<div>Selling Licensee</div> <div>Date</div>

Listing CompanySelling Company

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.