



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

Each office is independently owned and operated.

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:

TBD Eisenhower/Tbd Old Boones Creek Road Jonesborough 37659

PROPERTY ADDRESS

SELLER NAME: Julia Haren Larry & Eva Garst
LICENSEE NAME: Seth Slagle

BUYER NAME: _____
LICENSEE NAME: _____

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

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

Transaction Broker or Facilitator.
 (not an agent for either party).

Transaction Broker or Facilitator.
 (not an agent for either party).

Seller is Unrepresented.

Buyer is Unrepresented.

Agent for the Seller.

Agent for the Buyer.

Designated Agent for the Seller.

Designated Agent for the Buyer.

Disclosed Dual Agent (for both parties),
 with the consent of both the Buyer and the Seller
 in this transaction.

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 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.**

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.

X Julia Eiden 7/11/24
 Seller Signature Julia Haren Date

Buyer Signature _____ Date

Seth Slagle 7/11/24
 Seller Signature Larry & Eva Garst Date

Buyer Signature _____ Date

Seth Slagle 7/11/24
 Listing Licensee Seth Slagle Date

Selling Licensee _____ Date

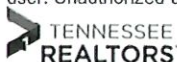
Coldwell Banker Security Real Estate

Listing Company

Selling Company

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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.

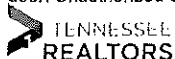
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80 confirm school zoning with the appropriate school authorities, as school districts are subject to change. Other
81 school information (rankings, curriculums, student-teacher ratios, etc.) should be confirmed by appropriate
82 sources in writing.

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.

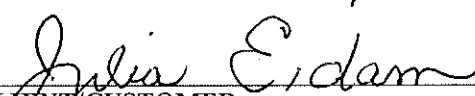
Seth Avery Slagle

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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
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 _____ CLIENT/CUSTOMER	_____ CLIENT/CUSTOMER
Date <u>7/11/2024</u> 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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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
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 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.**

<p>116 </p> <p>117 _____ CLIENT/CUSTOMER</p> <p>118 <u>7-11-24</u> at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm 119 Date</p>	<p></p> <p>_____</p> <p>CLIENT/CUSTOMER</p> <p>_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm Date</p>
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LOCATION

Property Address	Old Boones Creek Rd TN
Subdivision	
County	Washington County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Household Units
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	044 015.03
Special Int	000
Alternate Parcel ID	
Land Map	044
District/Ward	15
2020 Census Trct/Blk	617.01/3
Assessor Roll Year	2022



CURRENT OWNER

Name	Garst Larry W Eva R
Mailing Address	1556 Old Boones Creek Rd Gray, TN 37615-4424

SCHOOL ZONE INFORMATION

Boones Creek Elementary School	2.9 mi
Elementary: K to 4	Distance
Boones Creek Middle School	4.0 mi
Primary Middle: 5 to 8	Distance
Daniel Boone High School	4.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/17/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/10/1981	\$2,000	Garst Larry W & Eva R		Warranty Deed		581/645

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Washington	2.15
Appraised Land	\$64,500	Assessed Land			
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$64,500	Total Assessment	\$16,125		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$346.69	\$346.69
2022		\$346.69	\$346.69

2021	\$346.69	\$346.69
2020	\$346.69	\$346.69
2019	\$346.69	\$346.69
2018	\$383.74	\$383.74
2017	\$383.74	\$383.74
2016	\$383.74	\$383.74
2015	\$319.24	\$319.24
2014	\$319.24	\$319.24
2011	\$358.40	\$358.40

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	Household Units	Lot Dimensions	
Block/Lot		Lot Square Feet	316,680
Latitude/Longitude	36.334243°/-82.448787°	Acreage	7.27

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	15
Description	2004 County Board Change		

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.	47179C0154D	09/29/2006

LOCATION

Property Address	Eisenhower Rd TN
Subdivision	
County	Washington County, TN

PROPERTY SUMMARY

Property Type	Agricultural
Land Use	Household Units
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	044 015.05
Special Int	000
Alternate Parcel ID	
Land Map	044
District/Ward	15
2020 Census Trct/Blk	617.01/3
Assessor Roll Year	2022



CURRENT OWNER

Name	Eidam Julia Haren
Mailing Address	Po Box 506 Lake Junaluska, NC 28745-0506

SCHOOL ZONE INFORMATION

Boones Creek Elementary School	2.9 mi
Elementary: K to 4	Distance
Boones Creek Middle School	4.0 mi
Primary Middle: 5 to 8	Distance
Daniel Boone High School	4.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/17/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/10/1980		Haren Julia				592/220

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023		
Appraised Land	\$22,200	Assessed Land		Washington	2.15
Appraised Improvements	\$2,300	Assessed Improvements			
Total Tax Appraisal	\$24,500	Total Assessment	\$6,125		
Appraised Land Market	\$169,000	Exempt Amount			
Total Appraised Market	\$171,300	Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023		\$131.69	\$131.69
2022		\$131.69	\$131.69

2021	\$131.69	\$131.69
2020	\$131.69	\$131.69
2019	\$131.69	\$131.69
2018	\$143.98	\$143.98
2017	\$143.98	\$143.98
2016	\$143.98	\$143.98
2015	\$119.78	\$119.78
2014	\$119.78	\$119.78
2011	\$97.61	\$97.61

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Pole Barn	780	1932	AVERAGE
Attached Shed	450	1932	POOR
Attached Shed	360	1932	POOR
Shed	280	1939	AVERAGE

PROPERTY CHARACTERISTICS: LOT

Land Use	Household Units	Lot Dimensions	
Block/Lot		Lot Square Feet	718,737
Latitude/Longitude	36.334975°/-82.449671°	Acreage	16.5
Type	Land Use	Units	Tax Assessor Value
Woodland 2		2	\$2,134
Pasture		10	\$14,580
Pasture		4.5	\$5,477

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	15
Description	Afo #2006-1993; Rec Afo Bk 6 Pg 229		

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.	47179C0154D	09/29/2006