

PURCHASE & SALE DETAILS

Property Address: 0 Truform Way, Dickson, TN 37055

Seller(s): Steven Schroeder, Managing Member - JWS Investments 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

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 Truform Way, Dickson, TN 37055

9 PROPERTY ADDRESS

10 **SELLER NAME:** Steven Schroeder, Managing Member - JWS Investments LLC

11 **LICENSEE NAME:** David Huffaker Amy Robinson

BUYER NAME: _____

LICENSEE NAME: _____

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

14 **Transaction Broker or Facilitator.**

15 (not an agent for either party).

16 **Seller is Unrepresented.**

17 **Agent for the Seller.**

18 **Designated Agent for the Seller.**

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

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.

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 Steven Schroeder, Managing Member - JWS Investments LLC

dotloop verified
02/27/26 12:33 PM CST
DPHX-0ELU-QJUL-EXPN

36 Seller Signature Date

Buyer Signature Date

37 _____
38 Seller Signature Date

Buyer Signature Date

39 Amy Robinson for David Huffaker

dotloop verified
02/27/26 11:31 AM CST
XIOK-3HDG-MHH4-PERW

40 Listing Licensee Date

Buyer Broker Licensee Date

41 The Huffaker Group

42 Listing Firm

Buyer Broker Firm

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.

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