

PARKS | P

LEAD-BASED PAINT DISCLOSURE

1 *Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint*
 2 *Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the Seller*
 3 *accepts a purchase offer, otherwise the Buyer may not be obligated under any contract to purchase such housing.*

4 **Lead Warning Statement**

5 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is
 6 notified that such property may present exposure to lead from lead-based paint that may place young children at risk of
 7 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
 8 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
 9 poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide
 10 the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's
 11 possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
 12 lead-based paint hazards is recommended prior to purchase.

13 Property Address: 4525 Harpeth School Rd Franklin TN 37064-7312

14 **Seller Disclosure**

15 **Seller to check one box below:**

- 16 Seller has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the
 17 housing.
- 18 Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the housing and has provided
 19 the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the
 20 housing. List any records, reports and/or additional information, including but not limited to the basis for the
 21 determination that lead-based paint and/or lead-based paint hazards exists, the location of the lead-based paint and
 22 the conditions of the painted surfaces. This requirement includes records or reports regarding common areas. It also
 23 includes records or reports of other residential dwellings in multifamily housing, provided that such information is
 24 part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.
 25 If no reports or records are available, Seller shall indicate as such.

28 **Buyer Acknowledgment**

- 29 1) Buyer has received copies of all records, reports and information listed above (if any);
 30 2) Buyer has read the Lead Warning Statement (above) and understands its contents;
 31 3) Buyer has received the lead hazard information pamphlet, "Protect Your Family From Lead In Your Home"
 32 (Copies available at <http://www.hud.gov> and <http://www.epa.gov>);
 33 4) Buyer has received a 10-day opportunity (unless the parties mutually agreed upon a different period of time)
 34 before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection
 35 for the presence of lead-based paint hazards. This opportunity is waived if Buyer checks the second box below.

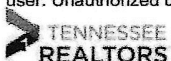
36 **Buyer to check one box below:**

- 37 Contract is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the
 38 presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This
 39 contingency shall be satisfied **within 10 calendar days after the Binding Agreement Date.**
- 40 Buyer **waives the opportunity to conduct a risk assessment or inspection** for the presence of lead-based paint and/or
 41 lead-based paint hazards.

42 **Licensee Acknowledgment**

43 Licensees have informed the Seller of the Seller's obligations under 42 U.S.C. § 4852d, as amended, and are aware of
 44 listing and selling licensees' duty to ensure compliance.

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45 **Certification of Accuracy**

46 The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their knowledge, that
47 the information they have provided is true and accurate and they have received a copy hereof.

48 The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only
49 as required and do not make either said Licensee a party to the Purchase and Sale Agreement.

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

51 Jeremy D Cole Kendal R Cole

52 **SELLER Jeremy D Cole** **SELLER Kendal R Cole**

53 05/26/2023 4:35 PM 05/26/2023 4:36 PM
05/26/2023 at 4:17 o'clock am/ pm 05/26/2023 at 4:17 o'clock am/ pm

54 **Date** **Date**

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

56 _____

57 **BUYER** **BUYER**

58 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm

59 **Date** **Date**

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

61 Chuck Simpson

62 **REAL ESTATE LICENSEE FOR SELLER**

63 Chuck Simpson 4:32 PM
05/26/2023 at _____ o'clock am/ pm

64 **Date**

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

66 _____

67 **REAL ESTATE LICENSEE FOR BUYER**

68 _____ at _____ o'clock am/ pm

69 **Date**

For Information Purposes Only:

Parks

Listing Company

Chuck Simpson

Independent Licensee

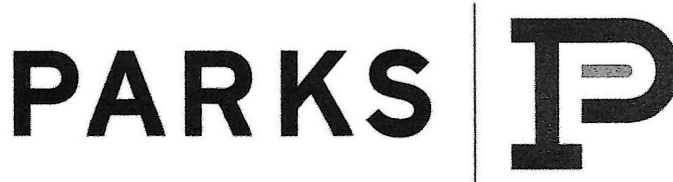
Selling Company

Independent Licensee

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SUBSURFACE SEWAGE DISPOSAL SYSTEM PERMIT DISCLOSURE

1 Regarding: 4525 Harpeth School Rd Franklin TN 37064-7312
PROPERTY ADDRESS

2 The owner of this residential property discloses the following:

SEE PERMIT

3 According to the subsurface sewage disposal system permit issued for this property, this property is permitted for _____
4 (number of) bedrooms. A copy of the permit was obtained from the appropriate governmental permitting authority and
5 is attached to this disclosure.

6 I/We have requested a copy of the subsurface sewage disposal system permit issued for this property from the
7 appropriate governmental permitting authority. However, I/we were informed that

8 The file could not be located.

9 OR

10 A permit was not issued for this property.

11 As a result, I/we do not have any knowledge as to the number of bedrooms for which this property has been permitted.

12 NOTE: There may be additional information which may be of interest and/or concern to Buyers contained in the official file
13 with the Tennessee Department of Environment and Conservation, Groundwater Protection division located in the
14 county office regulating septic systems. This file may contain information concerning maintenance that has been done
15 on the system as well as any violations imposed by the state. Buyers are encouraged to obtain this information and
16 if of concern to them, to have a soil engineer interpret the contents of the file. Real estate licensees are not soil
17 engineers and are not experts who can provide an interpretation of the contents of the official file.

18 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
19 they have provided is true and accurate and acknowledge receipt of a copy:

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

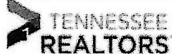
21 _____	_____
22 BUYER	BUYER
23 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
24 Date	Date

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

26 <u>Jeremy D Cole</u>	<u>Kendal R Cole</u>
27 SELLER Jeremy D Cole	SELLER Kendal R Cole
28 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
29 Date	Date

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PERMIT FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

County Health Department

Issued to: W. H. [unclear]
(OWNER OR DEVELOPER)

To be constructed by: [unclear]
(PLUMBER OR CONTRACTOR)

Construction of an individual sewage disposal system consisting of a septic tank and underground tile disposal field, or _____ is hereby authorized at _____
(OTHER APPROVED SYSTEM) (PROPERTY ADDRESS)

NO. AND STREET, SUBDIVISION NAME AND LOT NO., ETC.)

Such system shall be constructed in accordance with the rules and regulations and specific instructions of the Health Department and shall consist of a septic tank of 700 gallons liquid capacity with 200 linear feet of field tile in 2 or 3 trenches 36 inches wide and 30 inches deep, or _____
(DESCRIPTION OF OTHER APPROVED SYSTEM)

No part of the system is to be within 200 feet of a well water supply and no part of system is to be covered with soil until it has been inspected and approved by an appropriate Health Department representative.

Issued at _____, Tennessee, this _____ day of _____, 19____.

[Signature], Sanitarian

PLUMB
VISIT

WASTEWATER
VISIT

REASON

INSTALLATION OR REPAIR RECORD OF SEPTIC TANK SYSTEM

Residence

TYPE OF ESTABLISHMENT

COWNER

John Lee Tombs

Harpo School Rd

LOCATION

CIVIL DISTRICT

OCCUPANT

Home

ADDRESS

TANK TYPE

Pvc Cast

TANK CAPACITY (GALS.)

250

FIELD LINE

LINEAR FEET OF TILE

215

WIDTH OF TRENCH

36"

LENGTH OF TRENCH

215

DEPTH OF TRENCH

26.3"

DEPTH OF STONE

12"

GARBAGE GRINDER PROPOSED

YES () NO ()

SKETCH OF SYSTEM

BY Bob Ferguson

DATE

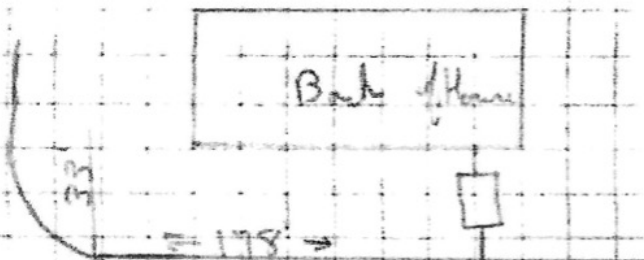
11-1-68

INSTALLED BY

Byford

RA

2 well



FINAL APPROVAL:

YES (X)

NO ()

DATE

11-1-68

Bob Ferguson
SIGNATURE

REMARKS:

NOTE: Plumber must notify the _____ Health Department (Phone _____) when the septic tank system is ready for inspection. If any septic tank system or part thereof is covered before being regularly inspected and approved, it shall be uncovered by the plumber at the direction of the Health Officer or his authorized representative.