

## TENNESSEE RESIDENTIAL PROPERTY CONDITION EXEMPTION NOTIFICATION

The undersigned Seller of the property described as \_\_\_\_\_ 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 T.C.A. § 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 will 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 of any 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.

Buyer is advised that no representation or warranties, express or implied, as to the condition of the property and its improvements, are being offered by Seller or Seller's Agent except in the case where transfer involves the first sale of a dwelling in which builder offers a written warranty. Furthermore, the Buyer should make or have made on the Buyer's behalf a thorough and diligent inspection of the property.

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock  am;  pm; and a copy hereof received:

\_\_\_\_\_  
**BUYER**

\_\_\_\_\_  
**BUYER**

Signed this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ at \_\_\_\_\_ o'clock  am;  pm; and a copy hereof received:

\_\_\_\_\_  
**SELLER**

\_\_\_\_\_  
**SELLER**

*NOTE: This form is provided by TAR 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 content 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 TAR logo in conjunction with any form other than standardized forms created by TAR is strictly prohibited.*



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