

**AGENDA**  
**RHEA COUNTY COMMISSION WORKSHOP**  
**CONFERENCE ROOM, PHIL SWAFFORD BUILDING**  
**TUESDAY, JULY 8<sup>TH</sup>, 2025, AT 6:00 P.M.**

1. Prayer.
2. Pledge To Flag.
3. Discuss letter concerning Rhea County E-911 Emergency Communications District. -Jim Vincent
4. Discuss Real Estate Broker contract. -Jim Vincent
5. Discuss Resolution Sheriff's Department's SHRFD reserve account. -Sheriff's Department
6. Public comments.
7. County Official comments.
8. County Executive comments.
9. Commissioner's comments.
10. Adjourn



**Rhea County E-911  
Emergency Communications District**

PO Box 85  
Evensville, TN 37332  
Phone (423) 775-6078  
Fax (423) 775-5042  
bokaylor54@gmail.com

June 19, 2025

Honorable Jim Vincent  
County Executive  
County of Rhea  
1475 Market Street  
St. # 301  
Dayton, Tennessee 37321

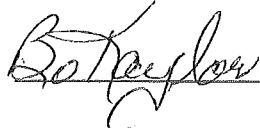
Earl "Bo" Kaylor  
Chairman

Dear Mr. Vincent:

On behalf of the Rhea County Emergency Communications District {E 9-1-1} we respectfully request the re-appointment of the following board members, whose terms expire in August 2025; Susan Piolatto, Mike Neal and Jim Reed. These members as well as the other board members have been instrumental in making our district one of the best in Tennessee.

I personally want to thank you for all the help and support that you and your office have given our district and look forward to working with for many years. If I can ever be of any assistance to you please feel free to give me a call.

Sincerely,

 \_\_\_\_\_, Chairman

# LOT/LAND EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT (Designated Agency)

1 **BROKER (listing company):** Keller Williams Greater Downtown dba Keller Williams Ridge to River

2 **ADDRESS OF COMPANY:** 143 3rd Avenue, Dayton, TN 37321

3 **OWNER / SELLER:** Rhea County Tennessee

4 **ADDRESS OF OWNER / SELLER:** 1475 Market Street - Dayton TN

5 In consideration of Broker's Agreement to find a ready, willing, and able Buyer and other valuable consideration, the receipt  
6 and sufficiency of which is hereby acknowledged, the undersigned Seller hereby grants Broker the Exclusive Right to Sell the  
7 hereinafter described Property in accordance with the following terms and conditions:

8 **1. PROPERTY ADDRESS / LEGAL DESCRIPTION:** See Exhibit A  
9 (Address) \_\_\_\_\_ (City), Tennessee \_\_\_\_\_ (Zip) as  
10 recorded in \_\_\_\_\_ County Register of Deeds Office,  
11 deed book(s) \_\_\_\_\_ page(s), and/or \_\_\_\_\_ instrument number, and further described  
12 as:  
13 with an estimated acreage of \_\_\_\_\_ ("Property").

14 **A. Other items that remain with the Property at no additional cost to Buyer:**  
15 NONE  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18 **B. Items that shall NOT remain with the Property:**  
19 NONE  
20 \_\_\_\_\_  
21 \_\_\_\_\_

22 **2. THE LISTING PRICE.** \$ To be determined Indv ( \_\_\_\_\_ Dollars).  
23 This price is based (select one):

- 24  for entire Property as a tract, and not by the acre; or  
25  per acre with the sales price to be determined by the actual amount of acreage of the Property, \$ \_\_\_\_\_  
26 per acre based on a current or mutually acceptable survey; or  
27  for entire Property as a tract but with the sales price to be adjusted upward or downward at \$ \_\_\_\_\_  
28 per acre in the event the actual amount of acreage of the Property based on a current or mutually acceptable survey  
29 should vary more or less than \_\_\_\_\_ acre(s) from the \_\_\_\_\_ estimated acreage.

30 **3. TERM.**  
31 This Agreement shall be valid from the date this Agreement is fully executed by all parties (the "Effective Date")  
32 through 07/01/2026 ("Listing Expiration Date"). If a contract to purchase, exchange or lease is  
33 signed before this Agreement expires, the term hereof shall continue until final disposition of Purchase and Sale  
34 Agreement, exchange agreement, or lease agreement.

35 **Marketing of Property Commencement Date:** Seller directs Broker to commence marketing of the Property for sale  
36 to the general public on the Effective Date  
37 OR

38  on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

39 **Carry-Over Clause.** Should Seller contract to sell or exchange, or contract to lease the Property within 180 days  
40 after the Listing Expiration Date of this Exclusive Right to Sell Listing Agreement ("Agreement") to any Buyer/Tenant  
41 (or anyone acting on Buyer's/Tenant's behalf) who has been introduced to the Property, directly or indirectly, during the  
42 term hereof, as extended, the Seller agrees to pay the compensation as set forth below. This includes but is not limited to  
43 any introduction or exposure to Property by advertisements or postings appearing in any medium which originated as a  
44 result of listing the Property with Broker. This carry-over clause shall not apply if the Property is listed with another  
45 licensed real estate broker at the time of such contract.

46 4. **TERMS** of sale acceptable to Seller (such as USDA, Conventional, etc.): Cash/Conventional

47 5. **POSSESSION OF PROPERTY** to be delivered: at closing

48 6. **SELLER CONCESSIONS.** Seller is hereby notified that a buyer may request certain concessions in any offer to  
49 purchase. These concessions may include items such as home warranty, repairs, money toward buyer's closing expenses,  
50 buyer broker compensation, etc. All such concessions are purely negotiable within a purchase and sale agreement.

51 7. **COMPENSATION.**

52 **BROKER COMPENSATION IS NOT SET BY LAW AND COMPENSATION RATES ARE FULLY**  
53 **NEGOTIABLE.**

54 **Compensation to Broker for Sale:** A total of \$ \_\_\_\_\_, or 3 % compensation based on  
55 the total sales price shall be paid by Seller to Broker in readily available funds on the date of closing of Property as  
56 evidenced by delivery of warranty deed and payment of purchase price ("Closing"). In any exchange of the Property,  
57 Seller consents to Broker receiving compensation from both parties based upon the value of both properties.

58 **Cooperating Compensation:** Broker is authorized to offer a cooperative compensation in the amount of  
59 \$ \_\_\_\_\_ or 0 % of Selling Price/monthly rental amount to a Selling Agent or Facilitator (an agent  
60 who is representing the interests of and/or is working with the Buyer/Tenant) who is the procuring cause of the transaction.  
61 **This amount shall be taken from the amount agreed to be paid to Listing Broker.**

62 **Compensation to Broker for Lease:** In the event that the Property is leased under the terms of this Agreement, Seller  
63 agrees to pay a total of \$ \_\_\_\_\_, or 0 % compensation based upon the monthly rental  
64 amount which shall be paid by Seller to Broker in readily available funds within five business days of rent being due under  
65 the terms of the lease. Said compensation shall be paid by Seller to Broker and shall continue for the duration of the lease  
66 agreement with compensation being paid to Broker within five business days of rent being due under the terms of the lease.  
67 This obligation to pay said compensation shall survive the natural termination of this Agreement. In the event that the  
68 Property is sold during the term of any lease agreement reached under this Agreement or any carry-over period described  
69 herein, Seller agrees to pay Broker any remaining compensation based upon future rental payments at the time of Closing  
70 and/or any compensation that may be due under the terms of this Listing Agreement.

71 In the event that a ready, willing, and able Buyer (or Tenant) is produced and a contract results, the Seller is obligated to  
72 compensate Broker in the event that Seller unlawfully fails to close or to fulfill lease terms by Seller's breach of the  
73 Purchase and Sale Agreement or the lease agreement. In the event this occurs, Seller agrees to compensate Broker in an  
74 amount equal to the compensation which would have been due and owing Broker had the transaction closed or lease been  
75 fulfilled. Such compensation shall be payable without demand. Should Broker consent to release the Listing prior to the  
76 expiration of the term of this Agreement or any extensions, Seller agrees to pay all costs incurred by Broker to market the  
77 Property or other amount as agreed to by the parties as a cancellation fee, in addition to any other sums that may be due to  
78 Broker. Seller agrees to pay all reasonable attorney's fees together with any court costs and expenses which real estate  
79 agent incurs in enforcing any of Seller's obligations to pay compensation under this Listing Agreement. The parties hereby  
80 agree that all remedies are fair and equitable and neither party shall assert the lack of mutuality of remedies as a defense  
81 in the event of a dispute.

82 8. **FURTHER INFORMATION CONCERNING PROPERTY.**

83 **A. Mineral, oil, gas, water and timber rights.**

84 Shall conveyance of this Property include all mineral, oil, gas, water and timber rights?  Yes /  No

85 If no, please explain: \_\_\_\_\_  
86 \_\_\_\_\_

87 **B. Crops.**

88 Crops planted at the time of sale shall:

89  Pass with the land to the buyer OR  Remain with the Seller OR  Other (please describe):  
90 \_\_\_\_\_

91 **C. Leasehold or Tenant's Rights.**

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92 There are no leasehold interests or tenant's rights in the subject Property, except as follows:

93 \_\_\_\_\_  
94 \_\_\_\_\_

95 **D. Licenses or Usage Permits.**

96 No licenses or usage permits have been granted, including but not limited to those for crops, minerals, water, grazing,  
97 timber, usage rights to hunters, fishermen, or others except as follows:

98 \_\_\_\_\_  
99 \_\_\_\_\_

100 **E. Utilities.**

101 Seller represents that the following utility connections are located as follows: (e.g. on the Property, at the lot line,  
102 across the street, unknown, etc.)

103 Electricity: \_\_\_\_\_ Gas: \_\_\_\_\_  
104 Municipal Sewer: \_\_\_\_\_ Municipal Water: \_\_\_\_\_  
105 Telephone: \_\_\_\_\_ Cable: \_\_\_\_\_

106 **F. Zoning.**

107 Seller represents that the Property is zoned \_\_\_\_\_

108 **G. Flood Zone.**

109 Is the Property or any part thereof located in a flood zone?

110 \_\_\_\_\_  
111 \_\_\_\_\_

112 **H. Exterior Injection Well, Soil Absorption and/or Percolation Test.**

113 **1. Exterior Injection Well.** Does the Seller have knowledge of an exterior injection well being present on the  
114 Property? Yes / No

115 **2. Soil Absorption and/or Percolation Test.** Has the Property been tested for  soil absorption and/or   
116 percolation? If either box is checked, please provide a copy of test results within \_\_\_\_\_ days of signing  
117 Agreement.

118 **I. Subsurface Sewage Disposal.**

119 Has the Property been evaluated for a Sub-Surface Sewage Disposal System? Yes / No

120 If yes, please provide a copy within \_\_\_\_\_ days of signing Agreement.

121 **J. Survey.**

122 Has the Property been surveyed? Yes / No If yes, please provide a copy of the most recent survey within  
123 \_\_\_\_\_ days of signing Agreement.

124 **K. Special Tax Arrangements.**

125 Is the Property in any special tax arrangement such as Green Belt? Yes / No

126 If yes, please list details: \_\_\_\_\_  
127 \_\_\_\_\_

128 **L. Foreign/Unnatural Materials on Property.**

129 Are you aware of any underground tanks or toxic substances, tires, appliances, garbage, foreign and/or unnatural  
130 materials, asbestos, polychlorinated biphenyl (PCB's), ureaformaldehyde, methane gas, methamphetamine  
131 production, radioactive material or radon on the Property (structure or soil)? Yes / No

132 If yes, please list details, including the substance and its location:  
133 \_\_\_\_\_  
134 \_\_\_\_\_

135 **9. RESPONSIBILITIES AND RIGHTS OF THE PARTIES.**

136 Broker is hereby granted the authority to advertise this listing on the Internet. Broker is additionally permitted to file this  
137 listing with any Multiple Listing Service (MLS) or similar service(s) of which Broker is a member. Seller understands  
138 and agrees that by placing the listing on the MLS or these similar services, the listing may be included in a searchable  
139 database provided by the MLS or similar service which can be viewed on other agents' websites. Seller also agrees that  
140 the listing may also appear on publicly accessible websites sponsored by and/or affiliated with the MLS, the local  
141 association of Realtors®, or similar listing services and those who lawfully receive listing information from said entities.  
142 Broker shall provide timely notice to MLS of status changes and shall use best efforts to produce a Buyer. Broker is

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143 authorized to communicate any offer of cooperating compensation to prospective Selling Agents or Facilitators and may  
144 divide compensation with other real estate licensees for cooperation in connection with the sale or lease of the Property.  
145 Seller shall assist Broker in any reasonable way in selling Property and shall refer to Broker all inquiries regarding this  
146 Property during the term of the Agreement, and any extensions or renewals thereof, and authorizes Broker to provide final  
147 sales information to the MLS for the purpose of compiling comparable sales data reports.  
148

149 Broker is authorized to place a real estate sign and lock box on the Property and to remove all other real estate signs; to  
150 disseminate the Multiple Listing Profile Sheet; to exhibit said Property to any prospective Buyer; and to have  
151 photographs/videos taken, and/or audio recorded for the creation of any advertising materials of said Property to be used  
152 and distributed in promoting the sale and to use same to advertise the Property on the Internet or other broadcast media;  
153 and to do such advertising as Broker deems appropriate. In the event that Seller provides photographs, videos or other  
154 copyrightable materials to Broker, Seller grants Brokers a nonrevocable license to such material and the authority to grant  
155 license to Broker's MLS for storage; reproduction, compiling and distribution of said material. Seller shall allow the  
156 Property to be shown at all reasonable hours and otherwise cooperate with Broker. Seller agrees that Broker is authorized  
157 to receive on behalf of Seller all notices, offers, and other documents incidental to the offering and sale of the Property  
158 which is covered by this Agreement. Seller agrees that such receipt by Broker may be deemed to be receipt by Seller if  
159 such documents so provide or if the law so requires. Seller agrees to keep Broker informed of Seller's whereabouts in order  
160 for Broker to promptly forward all such notices, offers and other information to Seller. In response to inquiries from  
161 Buyers or cooperating brokers, Broker shall follow Seller's lawful instructions on the disclosure of the existence  
162 of any offer and/or disclosure of terms and conditions of any offer. (Code of Ethics Standard of Practice 1-15)  
163

164 In the event a Buyer is found for said Property during the period above set out, on the terms and at the price specified  
165 herein, or for a price and upon terms agreeable to Seller, Seller further agrees to convey said Property by warranty  
166 deed to such Buyer, free from all assessments, liens and encumbrances, but subject to all restrictions of record, if any.  
167 Property is offered without regard to race, creed, color, religion, sex, handicap, familial status, or national origin. A  
168 request from Seller to observe discriminatory requirements in the sale or lease of the Property shall not be granted  
169 since it is a violation of the law.

170 **10. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA") DISCLOSURE.**

171 *Seller is hereby notified to consult with Seller's own closing attorney and tax professional concerning the applicability*  
172 *of the Foreign Investment in Real Property Tax Act ("FIRPTA") which may require tax withholding to be collected*  
173 *from Seller at the Closing of any sale of the Property. Examples of this may include if Seller can be classified as one*  
174 *of the following:*

- 175 *Non United States citizen;*
- 176 *Non resident alien; or*
- 177 *Foreign corporation, partnership, trust, or estate*

178 *It is Seller's Responsibility to seek independent tax advice prior to any Closing Date regarding such tax matters.*

179 **11. HOLD HARMLESS AND LIMITATIONS ON BROKER'S AUTHORITY AND RESPONSIBILITY.**

180 Seller agrees to carefully review the information on the Multiple Listing Profile Sheet to ensure information is accurate.  
181 Seller has not advised Broker and/or Broker's affiliated Licensees (hereinafter "Agents") of any defects in the Property or  
182 the improvements located thereon. Seller is not aware of any other defect or environmental factor which would affect the  
183 value of the Property, significantly reduce the structural integrity of the improvements on the Property, or the health of  
184 future occupants. Seller agrees that Seller shall be solely responsible for any misrepresentations or mistakes on the listing  
185 data wherein Seller has supplied such information. Seller further agrees to hold Agents and firm harmless and indemnify  
186 them from any claim, demand, action, liability or proceedings resulting from any omission, alleged omission or  
187 misrepresentation by Seller and/or for any material fact that is known or should be known by Seller concerning the Property  
188 and that is not disclosed to Agents and to provide for defense costs including reasonable attorney's fees for Agents and  
189 firm in such an event. Seller is not aware of any other defect, environmental factors or adverse facts (as defined in Tenn.  
190 Code Ann. § 62-13-102) concerning the Property.

191 Seller authorizes Broker and/or Broker's affiliated Licensees to conduct showings of the Property. **Seller is responsible**  
192 **for compliance with state or federal law regarding usage of video or audio recording devices while marketing or**  
193 **showing the property. Seller should seek legal advice regarding their rights or limitations related to their actions.**  
194 Seller additionally authorizes Broker and/or Broker's affiliated Licensees and any duly authorized key holder key-entry

195 access to the Property. Seller also authorizes Broker and/or Broker's affiliated Licensees to place a lock box on said  
196 Property for the purpose of conducting or allowing cooperating brokers to conduct key-entry showings of this Property.  
197 Seller represents that adequate insurance shall be kept in force to protect Seller in the event of any damage, losses or claims  
198 arising from entry to Property by persons through the above use of the key and agrees to hold Broker, its licensees,  
199 salespersons and employees harmless from any loss, theft, or damage incurred as a result of showings thereof.

200 Seller acknowledges and agrees that Broker:

- 201 (a) May show other properties to prospective buyers who are interested in Seller's Property;
- 202 (b) Is not an expert with regard to matters that could be revealed through a survey, title search, or inspection; for the  
203 condition of the Property, any portion thereof, or any item therein; for any geological issues present on the  
204 Property; for the necessity or cost of any repairs to Property; hazardous or toxic materials; square footage; acreage;  
205 the availability and cost of utilities, septic or community amenities; conditions existing off the Property which  
206 may affect the Property; uses and zoning of the Property, whether permitted or proposed; for applicable  
207 boundaries of school districts or other school information; proposed or pending condemnation actions involving  
208 the Property; the appraised or future value of the Property; termites and wood destroying organisms; building  
209 products and construction techniques; the tax or legal consequences of a contemplated transaction; matters  
210 relating to financing; etc. Seller is hereby advised to seek independent expert advice on any of these or other  
211 matters which are of concern to Seller;
- 212 (c) Shall owe no duties to Seller nor have any authority to act on behalf of Seller other than what is set forth in this  
213 Agreement and the duties contained in the Tennessee Real Estate License Act of 1973, as amended, and the  
214 Tennessee Real Estate Commission Rules; and
- 215 (d) May make all disclosures required by law and/or the National Association of Realtors® Code of Ethics.

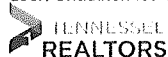
216 **12. EXPERT ASSISTANCE.**

217 While Broker has considerable general knowledge of the real estate industry and real estate practices, Broker is not an  
218 expert in the matters of law, taxation, financing, square footage, acreage, inspections, geological issues, wood destroying  
219 organisms, surveying, structural conditions, hazardous materials, engineering, etc. Client acknowledges Broker's advice  
220 to seek professional assistance and advice as needed in these and other areas of professional expertise. If Broker provides  
221 names or sources for such advice or assistance, Broker does not warrant or guarantee the services and/or products obtained  
222 by Client.

223 **13. AGENCY.**

224 **A. Definitions.**

- 225 1. **Broker:** In this Agreement, the term "Broker" shall mean a licensed Tennessee real estate broker or brokerage  
226 firm and where the context would indicate, the Broker's affiliated licensees.
- 227 2. **Designated Agent for the Seller:** The individual licensee that has been assigned by the Managing Broker and  
228 is working as an agent for the Seller or Property Owner in this consumer's prospective transaction, to the exclusion  
229 of all other licensees in the company. Even if someone else in the licensee's company represents a possible Buyer  
230 for this Seller's Property, the Designated Agent for the Seller shall continue to work as an advocate for the best  
231 interests of the Seller or Property Owner. An agency relationship of this type cannot, by law, be established  
232 without a written agency agreement.
- 233 3. **Facilitator / Transaction Broker (not an agent for either party):** The licensee is not working as an agent for  
234 either party in this consumer's prospective transaction. A Facilitator may advise either or both of the parties to a  
235 transaction but cannot be considered a representative or advocate of either party. "Transaction Broker" may be  
236 used synonymously with, or in lieu of, "Facilitator" as used in any disclosures, forms or agreements. [By law, any  
237 Licensee or company who has not entered into a written agency agreement with either party in the transaction is  
238 considered a Facilitator or Transaction Broker until such time as an agency agreement is established.]
- 239 4. **Dual agency:** The licensee has agreements to provide services as an agent to more than one (1) party in a specific  
240 transaction and in which the interests of such parties are adverse. This agency status may only be employed upon  
241 full disclosure to each party and with each party's informed consent.
- 242 5. **Adverse Facts:** "Adverse Facts" means conditions or occurrences generally recognized by competent licensees  
243 that have a negative impact on the value of the real estate, significantly reduce the structural integrity of  
244 improvements to real property or present a significant health risk to occupants of the property.





294 **D. Seller's Authorizations**

295 **1. Appointment of Designated Agent.** Seller hereby authorizes Managing Broker to appoint the Listing Licensee  
296 as Designated Agent for the Seller, to the exclusion of any other licensees associated with Broker. A Designated  
297 Agent for the Seller can and shall continue to advocate Seller's interests in a transaction even if a Designated  
298 Agent for the Buyer (other than the Licensee below) is also associated with Broker. The Managing Broker hereby  
299 appoints Teresa Congiolo to be the Designated  
300 Agent to the Seller in this transaction.

301 **2. Appointment of Subsequent Designated Agent.** Seller hereby authorizes the Managing Broker, if necessary, to  
302 appoint a licensee, other than the Licensee named above, as Designated Agent for the Seller, to the exclusion of  
303 any other licensees associated with Broker. This shall be accomplished through an amendment to this Agreement,  
304 if necessary.

305 **3. Default to Facilitator in the event both parties are represented by the same Designated Agent.** The  
306 Designated Agent shall default to Facilitator status for all showings or transactions *involving the same Designated*  
307 *Agent for both the Seller and a prospective buyer*, immediately notifying (verbally) the Buyer and the Seller of  
308 the need to default to this Facilitator status to be confirmed in writing prior to the execution of the contract. Upon  
309 any default to Facilitator status, the former Designated Agent must assume a neutral position and shall not be an  
310 advocate for either the Seller or any prospective buyers.

311 **4. Resumption of Agency Status.** In the event that the Designated Agent defaults to a Facilitator status, this  
312 Facilitator status shall only be temporary. The Facilitator status shall only last until any transaction or  
313 contemplated transaction in which the parties are all assisted by the same Facilitator is resolved (either because  
314 the transaction is closed or contemplated transaction between these parties is terminated and no further  
315 negotiations occur between the parties). At that time, the agent shall immediately revert to Designated Agency  
316 status for the Seller.

317 **14. EARNEST MONEY/TRUST MONEY.** Broker is authorized to accept from Buyer a deposit as earnest money/trust  
318 money to be applied to the purchase price for the Property. Such deposit is to be held by Broker in an escrow or trustee  
319 account or forwarded to party authorized to hold said funds as set forth in an executed contract for the purchase, lease,  
320 exchange, or option agreement until disbursed in accordance with the terms of said agreement.

321 **15. TITLE.** Seller warrants Seller is vested with good and marketable title to the Property with full authority to execute this  
322 Agreement and to sell the Property. Seller shall convey the Property by a good and sufficient general warranty deed.

323 **16. OTHER PROVISIONS.**

324 **A. Binding Effect, Entire Agreement, Modification, and Assignment.** This Agreement shall be for the benefit of, and  
325 be binding upon, the parties hereto, their heirs, successors, legal representatives and permitted assigns. This  
326 Agreement may only be assigned with the written consent of both parties. This Agreement constitutes the sole and  
327 entire agreement between the parties hereto and no modification of this Agreement shall be binding unless signed by  
328 all parties or assigns to this Agreement. No representation, promise, or inducement not included in this Agreement  
329 shall be binding upon any party hereto. Any assignee shall fulfill all the terms and conditions of this Agreement.

330 **B. Governing Law and Venue.** This Agreement is intended as a contract for the listing of real property and shall be  
331 governed by and interpreted in accordance with the laws and in the courts of the State of Tennessee.

332 **C. Terminology.** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa;  
333 (2) all pronouns shall mean and include the person, entity, firm or corporation to which they relate; (3) the masculine  
334 shall mean the feminine and vice versa; and (4) the term day(s) used throughout this Agreement shall be deemed to  
335 be calendar day(s) ending at 11:59 p.m. local time unless otherwise specified in this Agreement. Local time shall be  
336 determined by the location of Property

337 **D. Severability.** If any portion or provision of this Agreement is held or adjudicated to be invalid or unenforceable for  
338 any reason, each such portion or provision shall be severed from the remaining portions or provisions of this  
339 Agreement, and the remaining portions or provisions shall be unaffected and remain in full force and effect.

340 **E. Fair Housing.** Broker and Broker's affiliated Licensees shall provide services without regard to race, color, creed,  
341 religion, sex, handicap, familial status, national origin, sexual orientation or gender identity. A request to observe  
342 discriminatory practices in the sale, lease, exchange, or option of property shall not be granted.

343 **17. LEGAL DOCUMENTS. THIS IS AN IMPORTANT LEGAL DOCUMENT CREATING VALUABLE RIGHTS AND**  
344 **OBLIGATIONS. IF YOU HAVE QUESTIONS ABOUT IT, YOU SHOULD REVIEW IT WITH YOUR ATTORNEY.**  
345 **NEITHER THE BROKER NOR ANY AGENT OR FACILITATOR IS AUTHORIZED OR QUALIFIED TO GIVE YOU**

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346 ANY ADVICE ABOUT THE ADVISABILITY OR LEGAL EFFECT OF ITS PROVISIONS. BY SIGNING THIS  
347 DOCUMENT, YOU ARE CERTIFYING THAT YOU HAVE READ AND ACCEPT THESE TERMS AND  
348 ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT.

349 **18. CONFIDENTIALITY.** Information which the Seller authorizes Broker and Broker's affiliated Licensees to disclose  
350 which might otherwise be confidential:

351 NONE  
352 \_\_\_\_\_  
353 \_\_\_\_\_  
354 \_\_\_\_\_  
355 \_\_\_\_\_  
356 \_\_\_\_\_

357 **19. EXHIBITS AND ADDENDA.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made  
358 a part of this Agreement:


359 Exhibit A - Property List  
360 \_\_\_\_\_  
361 \_\_\_\_\_  
362 \_\_\_\_\_

363 **20. SPECIAL STIPULATIONS.** The following Special Stipulations, if conflicting with any preceding section, shall control:

364 Properties to be evaluated for market value individually  
365 \_\_\_\_\_  
366 \_\_\_\_\_  
367 \_\_\_\_\_  
368 \_\_\_\_\_  
369 \_\_\_\_\_  
370 \_\_\_\_\_

371 **NOTE: Any provisions of this Agreement which are preceded by a "□" must be marked if a part of this Agreement.**

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

 <div style="font-size: 8px; text-align: right;">             dotloop verified              07/01/25 3:03 PM EDT              L160-ZMDD-SUCB-CDDX           </div>	Keller Williams Greater Downtown dba Keller Williams Ridge to River
<b>BY: Broker or Licensee Authorized by Broker</b>	<b>BROKER/FIRM</b>
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	143 3rd Avenue, Dayton, TN 37321
Date	Address
Teresa Congiolo	Phone: 423.421.7852
Print/Type Name	Email: congiolo@gmail.com

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

<div style="border: 1px solid black; width: 100%; height: 100%;"></div>	<div style="border: 1px solid black; width: 100%; height: 100%;"></div>
<b>SELLER/OWNER</b>	<b>SELLER/OWNER</b>
_____	_____
Print/Type Name	Print/Type Name
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date
1475 Market Street - Dayton TN	_____
Address	Address
Phone: _____ (H) _____ (Cell)	Phone: _____ (H) _____ (Cell)
(W) Email: _____	(W) Email: _____

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Table 1

	Address	Map	Group	Parcel	Tax Value	Market Value
<b>Morgantown</b>						
<b>337 Willow</b>	337 Willow	083I	A		10.00	
<b>Clearview Drive</b>	ClearView Drive	082M	C		3.00	
<b>Clearview Drive</b>	Clearview Drive	082M	C		4.00	
<b>266 Burchard Drive</b>	266 Burchard Drive		81		57.08	
<b>Indian Hills Drive</b>	Indian Hills Drive	083F	B		12.01	
<b>Walker Road</b>	Walker Road		66		56.00	
<b>Walker Road</b>	Walker Road		107		2.01	
<b>Old Pikeville Hwy</b>	Old Pikeville Hwy	089F	A		5.01	
<b>School Road</b>	School Road	089F	B		1.00	
<b>Pikeville Ave</b>	Pikeville Ave		101		61.01	
<b>East Jackson</b>	East Jackson	031J	B		2.01	
<b>Old Dixie Hwy</b>	Old Dixie Hwy		63		12.04	
<b>Watts Bar Hwy</b>	Watts Bar Hwy		43		92.01	
<b>Murray Ave</b>	Murray Ave	031J	B		9.00	
<b>204 Washington Ave</b>	204 Washington Ave		17		35.01	
<b>Rockview Drive</b>	Rockview Drive	013O	C		18.00	
<b>Rockview Drive</b>	Rockview Drive	013O	C		26.00	
<b>Rockview Drive</b>	Rockview Drive	013O	C		28	
<b>Rockview Drive</b>	Rockview Drive	013O	C		29	
<b>Rockview Drive</b>	Rockview Drive	013O	D		26.00	
<b>Chestnut Drive</b>	Chestnut Drive	038F	D		1.00	
<b>Chestnut Street</b>	Chestnut Street		30		8.00	