

Disclaimer if Independent Verification and Closing Date

Neither, Century 21 Mid-State Realty, LLC nor its Agents or Employees, has verified the contents of the property disclosure or representation of the Seller and are not responsible for accuracy.

Buyers acknowledge and agree that the purchase price of the property and other items and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures that said purchase price reflects that agreed upon value of the property.

Also, as a result of new government lending regulations over which neither Century 21 Mid-State Realty, LLC nor its agents or employees have any control of closing dates, closings may take additional periods of time. Many of the new document requirements are processed by agencies or individuals that may be back logged with request and document preparations. It may become necessary to extend your contracts for closings. Century 21 Mid-State Realty, LLC will due diligent in working to get your property closed.

Century 21 Mid-State Realty, LLC nor its agents or employees, shall have any responsibility or liability there for:


We agree, acknowledge to the above and in extending contract if necessary, and receipt of copy.

Buyer Time & Date

Buyer Time & Date



Seller Time & Date
Sue Manning



Seller Time & Date
Lisa Manning



COVID-19 RELEASE

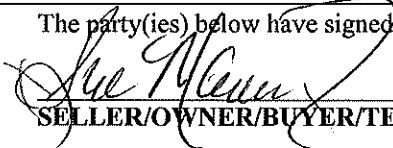
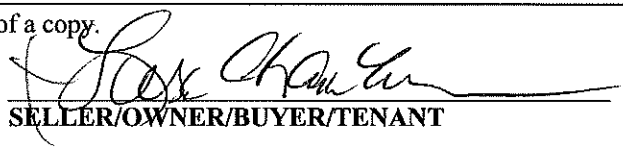
1 The COVID-19 Pandemic and all associated federal, state and local directives and guidelines underscore the risks
2 associated for persons viewing properties and the risks for Sellers and Owners by allowing persons to enter property
3 which they own. This Release is subject to any federal, state or local directives and it is the responsibility of the
4 undersigned to be aware of such directives and how such directives may affect the showing of the Property.

5 The undersigned understands that exposure to disease-causing organisms and objects, such as COVID-19, and
6 personal contact with others, including but not limited to real estate licensees, inspectors, appraisers, contractors,
7 owners, occupants and others associated with the sale, lease or purchase of property, involves a certain degree of
8 risk that could result in illness, disability or death. The undersigned acknowledges that it is impossible to screen
9 and/or monitor all such individuals.

10 The undersigned should seek the advice of an attorney on any legal question concerning COVID-19 and associated
11 liability, or any other matters of concern. Real estate licensees are **not** legal experts, and therefore cannot provide
12 advice in this area.

13 **After carefully considering all the potential risks involved, I hereby assume the same and agree to release,**
14 **hold-harmless, indemnify, and defend** _____ **Century 21 Mid-State Realty LLC**
15 **(Brokerage name) and its licensees, employees, officers, agents, contractors and vendors from and against,**
16 **all claims and liability resulting from exposure to disease-causing organisms and objects, such as COVID-**
17 **19, associated with me either viewing and/or inspecting property occupied by others, or allowing others to**
18 **enter property which I own.**

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

20 	20 
21 _____ SELLER/OWNER/BUYER/TENANT	21 _____ SELLER/OWNER/BUYER/TENANT
22 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	22 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
23 Date	Date

For information regarding the COVID-19 Pandemic and advisements, visit the following websites:
The State of Tennessee: <https://www.tn.gov/governor/covid-19.html>
The Centers for Disease Control and Prevention (CDC): <https://www.cdc.gov/coronavirus/2019-ncov/index.html>

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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Tennessee REALTORS authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee
Realtors® at 615-321-1477.

COVID-19 AMENDMENT/ADDENDUM

1 In consideration of the mutual covenants herein and other good and valuable consideration, the receipt and sufficiency of which
 2 is hereby acknowledged, the parties agree to amend, change, delete, supplement or add terms to the Purchase and Sale
 3 Agreement with a (Select one):

4 Binding Agreement Date of _____ OR Offer Date of 08/11/2020

5 For the purchase and sale of real Property located at:

6 0 Tullahoma Hwu Winchester Tn 37398

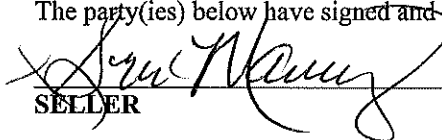

7 As follows:

8 This COVID-19 AMENDMENT ("Amendment"), between the undersigned Seller and Buyer, is entered into and is effective
 9 as of the date and time executed below. Notwithstanding any other provision in the Agreement, if any performance deadline
 10 (including, but not limited to, Loan Obligations, Closing Date, Inspection Period or Resolution Period) (herein: "Performance
 11 Deadline Periods") in the above referenced Agreement cannot occur as set forth in the Agreement because of a business
 12 interruption of a third-party service provider or governmental office that is providing services or information necessary to
 13 complete the transaction (including, but not limited to, closing agencies, title underwriters, mortgage lenders, applicable city
 14 or county tax assessors' offices, home inspectors and appraisers), and said interruption is directly attributable to the quarantine,
 15 closure or other circumstances related to COVID-19 ("COVID-19 Circumstance"), then either Buyer or Seller may notify the
 16 other party via the Notification Form or equivalent written notice of the existence of the COVID-19 Circumstance and extend
 17 all Performance Deadline Periods by 45 days (the "COVID-19 Extension Period.") This Amendment/Addendum shall
 18 be incorporated into the Agreement and all other terms and conditions of the Agreement shall remain in full force and effect.

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

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

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

	
SELLER	SELLER
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date

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