

## Statement of Sale

Offered for sale today commencing at approximately 10: 30 a.m. Saturday August 23, 2025 by Gavel Pro Real Estate and Auction LLC is the estate of John Dolen a certain tract of land and mobile home located (in) (near) the town of Fall Branch in the County of Washington in the state of TENNESSEE described as a 1,216 +/- sq ft singlewide home with 3.43 +/- acres otherwise known as 206 Ridge Rd Fall Branch, TN 37656. This property currently has a tenant; it is the sole responsibility of buyer to remove and/or let the tenant remain. The singlewide is being sold without a title. All newspaper and written advertisements or verbal statements made by the owners or the auction company are hereby revoked. This Real Estate sale is made solely on the following terms and conditions. This property is being sold as is where is, possession will be given at closing. The closing of the purchasers will take place at the discretion of the auction company, at the offices of the closing attorney John McKinnon at the offices of Classic Title. The closing will take place on or before 30 days from the date of the sale. All property is being sold free and clear; clear of all encumbrances except for the 2025 real property taxes which will be prorated at closing. Gavel Pro Real Estate and Auction, LLC makes no representations to the condition or marketability of the real estate, no inspections of any kind have been done of the property being sold here today. The buyer is asked to do his/her own inspection on the real estate being sold. Gavel Pro Real Estate and Auction, LLC makes no guarantees, the property is being sold as is where is and the buyers accept the property with all faults with no financial contingencies, inspections or any other contingencies. The auction company represents the sellers only and does not inspect the property on the buyer or bidder's behalf. This sale has a 10% buyer's premium; this amount will be added to the final bid price to determine the final sales price. This property is being sold subject to items shown on the plat, any setbacks, any and all utility drainage easements, any and all rules and regulations by the State of Tennessee and Washington County Planning and Zoning Commissions. Acreage is approximate but believed to be accurate however exact acreage is not guaranteed by the owner or the auction company. Further, the owner's and the auction company do not guarantee the availability of any utilities. Purchaser's closing cost with a cash sale shall be a fee determined by the closing attorney plus title examination and recording of the warranty deed at the purchaser's expense and will be done by the closing agent at the purchaser's request. Closing cost with a term sale shall be a fee determined by the closing attorney plus loan documents, mortgage release deed, and all recording fees, title examination fees, warranty deeds and deeds of trust. Each purchaser will be required to sign a purchase contract and post a 10% deposit. The remainder of the purchase price shall be due in cash at closing. Purchaser of each tract will also be required to sign a promissory note for the full purchase price which will become null and void after the purchaser has fulfilled all legal and financial obligations to close the sale. The terms are a 10% non-refundable deposit of the contract price which will be required the day of sale. The closing will take place within 30 days from the sale day. Information is all deemed reliable but not guaranteed. The failure of any purchaser to fully close on or before the closing date will result in the forfeiture of any all deposits as liquid damages. By signing the purchase contract each purchaser is acknowledging they have heard and/or read the statement of sale, have seen the restrictive covenants or has received a copy of them if any, has seen or reviewed the plat. They understand all the terms and conditions under which this property is being offered for sale. This statement of sale has been signed by James Adam Anders for and on the behalf of Gavel Pro Real Estate and Auction, LLC and the owner's. This statement of sale will be incorporated into the purchase contract and the buyer will sign a copy of the foregoing.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Auctioneer: \_\_\_\_\_ Date: \_\_\_\_\_