

Tax Map 043, Parcel 028.01

HASKEL "HACK" AYERS

AUCTION & REAL ESTATE COMPANY

LaFollette, Tennessee 37766

Phone: (423) 562-4941

Sample

CONTRACT FOR SALE OF REAL ESTATE

Date Apr 22, 2021

John N. Ebodi (Buyer) agrees to purchase and
Ameesh Kherani and Sonia Kherani (Seller) agrees to sell the following
described real estate:

Lot(s) 2717 Andersonville Hwy Clinton, TN 37716 blocks _____ of the
_____ subdivision in the 13th Civil District of
Anderson County, Tennessee, as recorded in Cabinet/Warranty Book 1658, page 2094

Buyer and Seller hereby agree to the following terms and conditions:

1. \$ \$ is hereby deposited by buyer with Ayers Real Estate & Auction Company as earnest money and will apply to purchase price of \$ \$\$\$ + 10% Buyers Premium = \$\$\$
2. Balance of \$ \$\$\$ shall be paid as follows
Cash on closing
3. Sale is subject to any and all easements for roads, utilities, drainage, rights-of-way, and restrictive covenants.
4. Title shall be made by warranty deed
5. Sale shall be closed within 40 days
6. Seller shall pay current taxes.
7. Taxes shall be prorated as of date of closing
8. Buyer shall pay for Trust Deed, recording fees, or any loan expense.
9. Possession on or before date of closing
10. Make deed to John N. Ebodi
11. It is expressly agreed by and between the parties that Haskel "Hack" Ayers Real Estate, does not make representation with regard to (a) Parties in possession; (b) deficiencies in quantities of land; (c) boundary lines; (d) roadways; (e) easements; (f) condition or state of repair of subject property; (g) water or drainage problems; (h) payment or non-payment of real property taxes; (i) release of any mortgage or lien, or (j) any other matter or condition regarding subject property of whatsoever type of nature.
12. No representations or warranties about the condition of the property has been made unless stated herein. It is agreed that the purchaser is buying the property on an "as is" basis. It is the sole responsibility of the buyer to inspect the above property prior to closing or possession, whichever comes first and the buyer agrees that he has not relied upon any representation made by Ayers Real Estate or its agents in describing the property.
13. Other _____
14. Earnest money shall be forfeited if buyer fails to complete terms of contract.

Buyer and Seller, having read and understood this contract, hereby set their hand.

HASKEL "HACK" AYERS

BY: [Signature]

Buyer _____

Buyer _____

Address & Phone No. of Buyer: _____

Seller _____

Seller _____