**Addendum to Purchase Agreement**
**Disclaimer and Waiver of Liability**

This Addendum is attached to and made part of the Purchase Agreement dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Agreement”) between \_\_Scott & Faith Andrews\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (collectively, “Seller”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Buyer”) for the property identified by the Shelby County TN Assessor of property as Parcel ID: D0210 00087 and commonly known as\_2300 N. Reid Hooker Rd., Eads, Shelby County, TN\_38028\_\_\_\_ (the “Property”).

**1. Broker Representation Acknowledgment**

The Buyer acknowledges and agrees that:

a) \_\_\_Scott Andrews\_\_\_\_\_\_\_ (“Broker”), a licensed real estate broker in the State of Tennessee, has provided services solely in its capacity as the Seller's representative.

b) The Broker is **not representing or acting on behalf of the Buyer** in this transaction, nor is the Broker providing the Buyer with any form of agency representation, fiduciary services, or buyer’s brokerage services.

c) The Buyer has been advised and encouraged to seek independent legal, financial, and real estate advice, and the Buyer acknowledges that they have had sufficient opportunity to do so.

**2. Limited Expertise in Residential Transactions**

The Buyer further acknowledges and agrees that:

a) While the Broker is duly licensed in Tennessee, the Broker’s primary expertise lies in commercial real estate transactions, and the Broker has not held themselves out as possessing specialized knowledge or expertise in residential real estate matters.

b) While the Broker may make general statements or provide information regarding zoning, suitability, or other characteristics of the Property, such statements are based solely on information provided by third parties or public records and are not representations or guarantees by the Broker.

c) The Buyer shall not rely on any such statements made by the Broker, and the Buyer expressly understands that no warranties, either expressed or implied, are made by the Broker regarding the zoning, suitability, or development potential of the Property.

**3. Buyer’s Sole Responsibility and Reliance**

The Buyer confirms that:

a) They are solely responsible for performing their own due diligence regarding the Property, including but not limited to inspections, appraisals, surveys, environmental studies, and title reviews.

b) They are not relying on, without limitation, any document, survey, tree plat, advice, opinion, or representation from the Broker with respect to the Property or this transaction.

c) The Buyer assumes all risks associated with the purchase of the Property and releases the Seller and Broker from any and all liability related to the purchase.

**4. Waiver of Liability**

The Buyer, on behalf of themselves and their successors, assigns, heirs, and legal representatives, hereby waives, releases, and forever discharges the Seller and Broker from any and all claims, actions, liabilities, and damages of any kind arising from or related to the Broker’s involvement in this transaction or the Buyer’s reliance on the Broker.

**5. Acknowledgment and Agreement**

By signing below, the Buyer acknowledges that they have read and understood this Disclaimer and Waiver of Liability, and agree to its terms as part of the Purchase Agreement.

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| **Buyer(s):** |  |  |
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| **Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | **Signature:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| **Date:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | **Date:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| **Printed Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  | **Printed Name:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |