



BUYING PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into

as of the 6th day of November, 2024, by and between

Lake Park Resort, Inc. ("Seller"), whose address is

PO Box 3824 Crossville, TN 38557

email: lakeparkresortinc@gmail.com and

Alpha Management Partners, LLC ("Purchaser"), whose address is

7435 Sparkle Lane Knoxville, TN 37931

e-mail: alphamanagementpartnersllc@gmail.com.

WITNESSETH:

Seller is the owner of certain real property and improvements thereon, located at

See additional documents for complete list of properties being sold.

(the "Property").

Except as specifically excluded below, the Property also includes (i) all fixtures and appliances located thereon, including, without limitation, the following:

_____ and (ii) the following furnishings and personal property:

Excluded from the Property are the following fixtures and appliances:

The additional following items shall remain on the Property at no additional cost to Purchaser:

Everything.
_____ ("Specified Contents").

Purchaser desires to buy and Seller desires to sell the Property and Specified Contents, if any, upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the premises and the mutual promises and covenants herein contained, the parties agree as follows:

Purchase Price: The purchase price for the Property shall be \$ 290,355
("Purchase Price"); and Purchaser shall pay the Purchase Price, less any credits due, at
Closing (defined below) in the following manner:

(a) Purchaser shall execute a promissory note ("Note") at Closing payable to Seller for
the full amount the Purchase Price, less credits due, which Note shall bear interest at
the rate of 5 % per annum and be payable in 60 consecutive equal monthly
installments of [check appropriate statement]

 principal and interest

 x interest only, and payment of the full principal amount with the final monthly interest
installment.

No prepayment penalty will apply.

(b) Payment of the Note shall be secured by deed of trust against the Property executed
at closing.

Down Payment: Following execution of this Agreement, at closing, Purchaser shall
deliver to N/A (the "Title Agent") the
sum of \$ 0 ("Down Payment") as down payment for the faithful
performance of Purchaser's obligations hereunder, which down payment shall be a

credit against the Purchase Price at Closing. Down payment is non-refundable. Title Agent shall not be liable, except in the event of its gross negligence or intentional misconduct, for any matter related to the performance of its duties in connection with this Agreement.

Monthly Payment: Monthly payments in the amount of \$ 1,209.81 shall be made in full by midnight eastern standard time the 15th day of each month to a mutually agreed upon party (the "Manager").

Failure to perform Purchaser's obligation to do so will result in termination of this agreement and note.

Title: The Property shall be conveyed to the Purchaser by warranty deed, subject to applicable easements, rights-of-way, restrictions, conditions, zoning regulations, encroachments, and survey errors which may exist. Seller shall transfer the Specified Contents, if any, to Purchaser by bill of sale without warranty.

Due Diligence: During the period of 90 days following the date of this Agreement ("Due Diligence Period"), Purchaser shall have access to the Property to conduct such inspections, tests, survey(s) Purchaser shall deem necessary, and Purchaser shall also examine the title to the Property (collectively, the "Investigations"). Purchaser will repair all damage to the Property caused by its Investigations and indemnify Seller against all claims made resulting from the Investigations. If the Investigations reveal any matter which materially adversely affects the value of the Property (an "Objection"), Purchaser

may so notify Seller. If Purchaser fails to provide notice of an Objection to Seller prior to expiration of the Investigation Period, the parties shall proceed to Closing. If Purchaser notifies Seller of an Objection prior to expiration of the Investigation Period, Seller may elect to undertake correction; and if the correction is not or cannot be accomplished prior to the scheduled Closing, Seller may, by notice to Purchaser, extend the Closing for completion of the correction. If Seller is or becomes unable or unwilling to timely correct an Objection, and so notifies Purchaser, the Purchaser may waive the Objection or terminate this Agreement upon written notice. Upon termination pursuant to this paragraph, the Deposit shall be returned to Purchaser, and the parties shall have no further obligations or liabilities hereunder, except for Purchaser's indemnity and repair obligations herein, which shall survive. All conditions of the Property revealed by the Investigations and not objected to by Purchaser, and all Objections waived by Purchaser, shall be included in the warranty deed to Purchaser at Closing as exceptions to title.

Closing: Unless this Agreement is terminated as provided herein, this transaction shall be completed by execution and exchange of all necessary instruments and consideration to convey the Property and Specified Contents, if any, to Purchaser as herein provided ("Closing"), which Closing shall be held at the office of the Title Agent, Volunteer Title & Escrow 874 West Ave Crossville, TN 38555

_____ at a mutually acceptable date and time within 14 days following expiration of the Due Diligence Period. The Closing may be in person or remote (via

mail, courier, or electronic transmission) as acceptable to the Title Agent. The Closing may be extended by agreement of the parties.

Possession and Condition: Possession of the Property and Specified Contents, if any, shall be delivered to Purchaser at Closing. The Property and Specified Contents, if any, shall be transferred and conveyed in their AS-IS condition. Except as otherwise specifically set forth in this Agreement, Seller makes no representations or warranties as to the Property or the Specified Contents, including, without limitation, their physical condition, environmental condition, quality, value, habitability, suitability, marketability or compliance with applicable laws; and Purchaser waives and releases Seller from all claims arising from any such implied or imputed representations or warranties, which waiver and release shall survive Closing.

Prorations and Closing Costs: Property taxes and other standard pro-ratable payments shall be prorated as of the date of the closing, credited against the Purchase Price and assumed by Purchaser. Closing costs, document preparation fees, recording fees and all other costs associated with the Closing of this transaction shall be divided and paid in the manner customary for similar real estate closings in

Cumberland County, Tennessee.

Miscellaneous:

(a) Greenbelt: If the Property is currently classified as "Greenbelt" for tax assessment purposes [check appropriate statement]:

☐ Purchaser does not intend to maintain Greenbelt classification, and rollback taxes will be payable by Seller.

☒ Purchaser intends to maintain the Greenbelt classification and acknowledges that Purchaser's failure to make timely and proper application therefore will result in assessment of rollback taxes which will be payable by Purchaser.

(b) Nonresident Alien

(i) Purchaser is not a sanctioned nonresident alien or a sanctioned foreign business which is precluded from purchasing the Property pursuant to Tennessee Code Annotated, Section 66-2-301, et seq.

(ii) If Seller is subject to tax withholding as required by the Foreign Investment in Real Property Tax Act ("FIRPTA"), Seller agrees that such tax withholding must be collected from Seller by the Title Agent at closing. If Seller is not subject to FIRPTA, Seller shall sign appropriate affidavits so certifying.

(c) Lead Based Paint: [check the appropriate statement]

☐ Lead-Based Paint Disclosure applies.

(Property built prior to 1987 – Lead-Based Paint Disclosure attached)

☒ Lead-Based Paint Disclosure does not apply.

(d) Property Condition: [check the appropriate statement] Seller ☐ has / ☒ has not provided Purchaser a Tennessee Residential Property Condition Disclosure prescribed by Tennessee Code Annotated Section 66-5-210.

(e) Additional Disclosures: In accordance with Tennessee Code Annotated Section 66-5-212 [check each appropriate statement]:

(i) Seller ☐ is / ☒ is not aware of the presence of any sinkhole on the Property.

(ii) Seller ☐ is / ☒ is not aware of the presence of any exterior injection well on the Property.

(iii) Seller ☐ is / ☒ is not aware of any percolation test or soil absorption rate performed on the Property that is determined or accepted by the Tennessee Department of Environment and Conservation. If Seller is aware of such matters the results thereof have been provided by Seller to Purchaser.

(iv) Seller ___ is / x is not aware of any single family residence located on the Property having been moved from an existing foundation to another foundation.

(f) Planned Unit Development: In accordance with Tennessee Code Annotated Section 66-5-213, [check the appropriate statement] the Property x is / ___ is not located in a planned unit development ("PUD"). If the Property is located in a PUD, a copy of the development's restrictive covenants, homeowner bylaws and master deed will be provided by Seller to Purchaser upon request.

(g) Sewer Moratorium: Pursuant to Tennessee Code Annotated Section 68-221-409, [check the appropriate statement] Seller ___ is / x is not aware of the issuance of a permit for and installation of a subsurface sewage disposal system sewer upon the Property during a moratorium. If such permit were issued and subsurface sewage disposal system installed, Purchaser has the potential obligation to connect to the public sewer system.

Remedies: Except as otherwise specifically provided herein, in the event of a party's default hereunder, the other party may recover the Deposit as its sole remedy. If either party shall retain the services of an attorney to aid in the enforcement of this Agreement following failure by the other to perform in accordance herewith, the non-breaching party, if successful, shall be entitled to recover from the other the reasonable attorney's fees incurred.

Assignment: Purchaser retains the right to assign their rights and interest set forth within this purchase and sale agreement without the prior written consent of Seller.

Notices: Notices deemed necessary under this Agreement shall be in writing and delivered by U.S. first class mail or by electronic transmission to the address of the recipient set forth in the initial paragraph of this Agreement. Such notices shall be deemed given when mailed or transmitted.

Entire Agreement: This Agreement contains the entire understanding and agreement of the parties in the premises, and this Agreement may not be amended except by written instrument signed by both parties. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and assigns.

Execution: This Agreement may be executed in counterparts; and each such counterpart shall, for all purposes, be deemed an original; and all such counterparts together shall constitute one and the same Agreement. Any photocopied signature page hereto or any signature page hereto electronically signed or delivered by email or facsimile transmission shall be binding to the same extent as an original signature page.

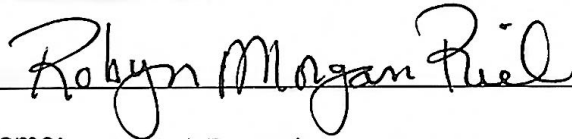
Special Stipulations: The following Special Stipulations, if conflicting with any preceding section, shall control:

All properties shall convey without restrictions from Lake Park Resort, Inc., POA, and any other

governing bodies or entities of the resort park and affiliates, pertaining to the minimum square footage,
type or style of dwellings to be constructed or placed on the property or the use of the property. This
clause shall be documented and irrevocable in the deed of trust and any other necessary documents in
order to make it legally binding and enforceable.

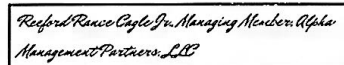
THIS IS AN IMPORTANT LEGAL DOCUMENT CREATING VALUABLE RIGHTS AND OBLIGATIONS. IF YOU HAVE ANY QUESTIONS ABOUT IT, YOU SHOULD REVIEW IT WITH YOUR ATTORNEY.

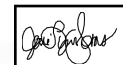
WITNESS the execution hereof as of the date first above written.

Seller: 
Print Name: Lake Park Resort, Inc.

 dotloop verified
11/20/24 11:38 AM CST
BO21-CQJV-UH2Z-DEDR

 dotloop verified
11/15/24 7:10 PM CST
L54M-QGSL-TGE7-F43C

Purchaser: 
Management Partners, LLC dotloop verified
11/06/24 10:43 PM EST
LUSE-7Q3M-BXDT-3NAX
Print Name: Alpha Management Partners, LLC

 dotloop verified
11/15/24 7:44 PM CST
TYCI-703B-PDWO-PMQC

 dotloop verified
11/16/24 6:43 AM CST
J3DV-NF0D-NH55-J564



DISCLOSURE OF PERSONAL INTEREST IN TRANSACTION

This document serves as a disclosure that Reeford Rance Cagle Jr., a licensed real estate broker in Tennessee (License Number: 347588), has a personal interest in Alpha Management Partners, LLC. This disclosure is provided to inform all parties of this interest and ensure transparency in the transaction.

Transaction Parties and Roles

Alpha Management Partners, LLC

☒ Buyer

☐ Seller

Secondary Party

Name of Secondary Party:

Lake Park Resort, Inc

☐ Buyer

☒ Seller

Acknowledgment and Signatures

By signing below, each party acknowledges receipt of this disclosure and agrees to proceed with the transaction in full knowledge of Reeford Rance Cagle Jr.'s personal interest in Alpha Management Partners, LLC.

Reeford Rance Cagle Jr.

Name:

Reeford Rance Cagle Jr.

dotloop verified
11/06/24 10:20 PM EST
X11CM2EXNGJWYPBN

Date: October 31, 2024

Alpha Management Partners, LLC

Name: Reeford Rance Cagle Jr. Managing Member Alpha Management P dotloop verified 11/06/24 10:19 PM EST MCGN-E8FM-VLXJ-SK8X

Title: Managing Member

Date: October 31, 2024

Signature of Secondary Party

Name: Robyn Morgan Ruel

Title (if applicable): Chairman / President

Date: October 31, 2024

Marva Hughes dotloop verified 11/20/24 11:38 AM CST I8S1-QXPU-I3OB-RX7J

Ross Toms dotloop verified 11/15/24 7:10 PM CST J405-Y3OH-TA7V-YJH0

Joe Williams dotloop verified 11/15/24 7:44 PM CST LVFP-UWT2-ZHSC-2UTW

Grant Billings dotloop verified 11/16/24 6:43 AM CST EJKO-FZHJ-QZUE-HE0J



Confirmation of Agency Form

This form confirms the agency relationship for a real estate transaction involving Alpha Management Partners, LLC.

1. Agency Disclosure

Alpha Management Partners, LLC is represented by:

- Agent Name: Reeford Rance Cagle Jr.
- License Number: 347588
- Broker License State: Tennessee

Please indicate the role of Alpha Management Partners, LLC in this transaction:

- ☒ Buyer
- ☐ Seller

2. Secondary Party Information

The second party involved in this transaction is:

- Name: Lake Park Resort, Inc.
- Address: PO Box 3824 Crossville Tn 38557
- Contact Information: lakeparkresortinc@gmail.com

Please indicate if the secondary party is:

- ☐ Buyer
- ☒ Seller

Representation Status:

- ☒ The secondary party is unrepresented.
- ☐ The secondary party has an agent. If applicable, please provide the agent's information below.

Agent Information (if applicable):

- Agent Name: _____
- License Number: _____
- Brokerage: _____
- Broker License State: _____

3. Signatures

By signing below, all parties acknowledge and confirm their agency status as disclosed above.

Alpha Management Partners, LLC

Signature: _____

Reeford Rance Cagle Jr., Managing Member, Alpha Management P

dotloop verified
11/06/24 10:18 PM EST
OLNH-QTCR-RSTB-CDYW

Name: Reeford Rance Cagle Jr., Managing Member, Alpha Management Partners, LLC

Date: October 31, 2024

Secondary Party

Signature: _____

Robyn Morgan Ruel

Name: Lake Park Resort, Inc

Date: October 31, 2024

Ross Toms

dotloop verified
11/15/24 7:10 PM CST
Q6FE-LZK1-YHHO-I3F1

Marva Hughes

dotloop verified
11/20/24 11:38 AM CST
52MZ-AXJT-CN5D-TYPF

Grant Billings

dotloop verified
11/16/24 6:43 AM CST
KSZV-MZJF-F7NQ-OGS7

Joe Gibson

dotloop verified
11/15/24 7:44 PM CST
ZW2Y-74SQ-XBMG-RH4S

Owner	Property Address	Control Map	Group	Parcel	Special Interest	Parcel ID	Subdivision	Lot	Class	Sale Date
LAKE PARK RESORT INC	DIANE CIR	1700	C	013.00	000	1700 C 01300 000	LAKE PARK	51	Residential	3/5/1976
LAKE PARK RESORT INC	DIANE CIR	1700	C	015.00	000	1700 C 01500 000	LAKE PARK		Residential	3/5/1975
LAKE PARK RESORT INC	MORGAN CIR	1700	C	017.00	000	1700 C 01700 000	LAKE PARK	59	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	C	022.00	000	1700 C 02200 000	LAKE PARK	31	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	C	027.00	000	1700 C 02700 000	LAKE PARK	36	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	C	028.00	000	1700 C 02800 000	LAKE PARK	37	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	001.00	000	1700 D 00100 000	LAKE PARK	15	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	D	011.00	000	1700 D 01100 000	LAKE PARK	5	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	D	012.00	000	1700 D 01200 000	LAKE PARK	4	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	D	013.00	000	1700 D 01300 000	LAKE PARK	3	Residential	3/5/1975
LAKE PARK RESORT INC	TRESA ST	1700	D	014.00	000	1700 D 01400 000	LAKE PARK	2	Residential	3/5/1975
LAKE PARK RESORT INC	MORGAN CIR	1700	D	015.00	000	1700 D 01500 000	LAKE PARK	1	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	021.00	000	1700 D 02100 000	LAKE PARK	23	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	022.00	000	1700 D 02200 000	LAKE PARK	22	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	023.00	000	1700 D 02300 000	LAKE PARK	21	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	024.00	000	1700 D 02400 000	LAKE PARK	20	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	025.00	000	1700 D 02500 000	LAKE PARK	19	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	026.00	000	1700 D 02600 000	LAKE PARK	18	Residential	3/5/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	027.00	000	1700 D 02700 000	LAKE PARK	17	Residential	3/4/1975
LAKE PARK RESORT INC	LINDA ST	1700	D	028.00	000	1700 D 02800 000	LAKE PARK	16	Residential	3/5/1975
LAKE PARK RESORT INC	WALKER DR	170P	A	004.00	000	170P A 00400 000	LAKE PARK		Farm	9/30/1976
LAKE PARK RESORT INC	SHARON CIR	182A	A	001.00	000	182A A 00100 000	LAKE PARK		Farm	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	012.00	000	182B B 01200 000	LAKE PARK	12	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	013.00	000	182B B 01300 000	LAKE PARK	11	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	019.00	000	182B B 01900 000	LAKE PARK	5	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	020.00	000	182B B 02000 000	LAKE PARK	4	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	021.00	000	182B B 02100 000	LAKE PARK	3	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	022.00	000	182B B 02200 000	LAKE PARK	2	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	182B	B	023.00	000	182B B 02300 000	LAKE PARK	1	Residential	3/4/1975
LAKE PARK RESORT INC	MORGAN CIR	182B	B	024.00	000	182B B 02400 000	LAKE PARK	9	Residential	3/5/1975

Tennessee Property Assessment Data | Search Results

Owner	Property Address	Control Map	Group	Parcel	Special Interest	Parcel ID	Subdivision	Lot	Class	Sale Date
LAKE PARK RESORT INC	DIANE CIR	1700	A	001.00	000	1700 A 00100 000	LAKE PARK	18	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	002.00	000	1700 A 00200 000	LAKE PARK	19	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	005.00	000	1700 A 00500 000	LAKE PARK	22	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	006.00	000	1700 A 00600 000	LAKE PARK	23	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	010.00	000	1700 A 01000 000	LAKE PARK	27	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	011.00	000	1700 A 01100 000	LAKE PARK	28	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	012.00	000	1700 A 01200 000	LAKE PARK	29	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	013.00	000	1700 A 01300 000	LAKE PARK	30	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	014.00	000	1700 A 01400 000	LAKE PARK	31	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	017.00	000	1700 A 01700 000	LAKE PARK	34	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	018.00	000	1700 A 01800 000	LAKE PARK	35	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	019.00	000	1700 A 01900 000	LAKE PARK	36	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	020.00	000	1700 A 02000 000	LAKE PARK	37	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	021.00	000	1700 A 02100 000	LAKE PARK	38	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	023.00	000	1700 A 02300 000	LAKE PARK	84	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	024.00	000	1700 A 02400 000	LAKE PARK	81	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE ST	1700	A	025.00	000	1700 A 02500 000	LAKE PARK	7	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	026.00	000	1700 A 02600 000	LAKE PARK	75	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	A	027.00	000	1700 A 02700 000	LAKE PARK	72	Residential	3/5/1975
LAKE PARK RESORT INC	BURCHETT DR	1700	B	032.00	000	1700 B 03200 000	LAKE PARK	20A	Residential	3/5/1975
LAKE PARK RESORT INC	BURCHETT DR	1700	B	033.00	000	1700 B 03300 000	LAKE PARK	19A	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	B	052.00	000	1700 B 05200 000	LAKE PARK		Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	C	009.00	000	1700 C 00900 000	LAKE PARK	47	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	C	010.00	000	1700 C 01000 000	LAKE PARK	48	Residential	3/5/1975
LAKE PARK RESORT INC	DIANE CIR	1700	C	011.00	000	1700 C 01100 000	LAKE PARK	49	Residential	8/7/1968
LAKE PARK RESORT INC	DIANE CIR	1700	C	012.00	000	1700 C 01200 000	LAKE PARK	50	Residential	8/7/1968

Owner	Property Address	Control Map	Group	Parcel	Special Interest	Parcel ID	Subdivision	Lot	Class	Sale Date
LAKE PARK RESORT INC	MORGAN CIR	182B	B	025.00	000	182B B 02500 000	LAKE PARK	10	Residential	3/5/1975

Robert Bruce Oglesby, Managing Member, Oglesby Management Partners, LLC

dotloop verified
11/15/24 10:18 PM EST
V60N4NN-7T85GCP

Robert Morgan Ruel

Ross Toms

dotloop verified
11/15/24 7:10 PM CST
TGKO-RQXC-T3U7-NMOS

Marva Hughes

dotloop verified
11/20/24 11:38 AM CST
SE7L-YVGN-OPW3-Q1XI

John Jenkins

dotloop verified
11/20/24 7:44 PM CST
M82L-Y8NW-LAQL-EU0B

Grant Billings

dotloop verified
11/16/24 6:43 AM CST
UYB8-GA1Z-OSRU-STHC