Karen Johnson
Batch # 1373508
01/30/2026 10:28:22 AM
Fees: $38.00 Taxes: $3,771.41

Davidson County
DEEDWARRSP
7 pgs

20260130-0006560

Title(s) of Document: SPECIAL WARRANTY DEED

Date of Document: December 31, 2025

Grantor(s): SARC TN-NASHVILLE, LLC

Grantor's Address: PO BOX 639 DEXTER MO 63841

Grantee(s) and Responsible Party of Property Taxes: New Era Bank

Grantee's Address: 11 E LIBERTY ST. FARMINGTON MO 63640

This instrument was prepared by Heather Mosier for New Era Bank 11 E Liberty St. Farmington Mo 63640

Legal Description: See Exhibit A

Deed of Trust Dated 11/30/21 and recorded 12/02/2021 Instrument No. 202112020159806 and amended in Instrument No. 202305100034721

When recorded return to:

New Era Bank
11 E. Liberty Street
Farmington, Missouri 63640

SPECIAL WARRANTY DEED

THIS DEED is dated as of December 31, 2025, and is made between SARC TN-NASHVILLE, LLC, a Missouri limited liability company ("Grantor"), and NEW ERA BANK, a Missouri state-chartered bank ("Grantee").

[THIS DEED IS MADE IN LIEU OF FORECLOSURE AND NO DOCUMENTARY FEE IS REQUIRED.]

WITNESS, that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and Grantee's successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Davidson, State of Tennessee, as legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee and Grantee's successors and assigns forever. Grantor, for itself and its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises in the quiet and peaceable possession of Grantee and the successors and assigns of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor except and subject to: (i) taxes and assessments for the year 2025 and subsequent years, not yet due and payable; and (ii) those matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

This deed does not and will not be deemed to effect a merger of the fee ownership and the lien of the Deed of Trust encumbering the Property. The fee and lien will hereafter remain separate and distinct, it being the express intention of the parties that the estate will not be merged unless the beneficiary under the Deed of Trust hereafter elects to effect merger of the fee and lien estates.

BORROWER ACKNOWLEDGES AND AGREES THAT THIS SPECIAL WARRANTY DEED CONSTITUTES AN INSTRUMENT EXECUTED CONTEMPORANEOUSLY WITH THAT CERTAIN DEED IN LIEU AGREEMENT DATED AS OF EVEN DATE HEREWITH BY AND AMONG BORROWER, GUARANTORS AS LISTED IN SUCH DEED IN LIEU AGREEMENT.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this ___ day of December, 2025.

GRANTOR:

SARC TN-NASHVILLE, LLC,
a Missouri limited liability company

By: SRH
Name: Stephen Ryan Holden
Title: Manager

STATE OF Missouri)
) ss.
COUNTY OF Stoddard)

The foregoing instrument was acknowledged before me this this 31st day of December, 2025, by Stephen Ryan Holden as Manager/Member of SARC TN-NASHVILLE, LLC, a Missouri limited liability company, grantor.

WITNESS my hand and official seal.

My commission expires: 12/29/27

TANA YOUNGER
NOTARY PUBLIC
NOTARY SEAL
19905335
STODDARD COUNTY
STATE OF MISSOURI
MY COMM. EXPIRES 12/29/2027

Tana Younger
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

A Parcel of land in Davidson County, Tennessee, being a part of that certain parcel or tracts of land as described in Warranty Deed Book 11268, Page 37, and Warranty Deed Instrument No. 20080916-0094700, as recorded in the Register's Office for said County and State; being further identified as Tax Map Parcels No. 09315036700, 09315036800 and 09315036900 located at 85 Lafayette Street, Nashville, Tennessee 37210, being more particularly described by the following metes and bounds description, based on the State Plane Coordinate System for the State of Tennessee, to wit:

Begin at the intersection of the former centerline of University Street (a.k.a., 1st Avenue South) and the southerly right-of-way line of Lafayette Street (as it now exists), said point being occupied by a found 1-inch rebar (no cap), run thence S66°58'58"E (Grid Bearings) along said southerly right-of-way line of Lafayette Street for a distance of 242.03 feet to the intersection with the westerly right-of-way line of Wharf Avenue (as it now exists) and a set Mag Nail (brand name "Mag Nail," magnetic nail & plastic washer); thence along said right-of-way line southeasterly for a distance of 32.50 feet, along the arc of a curve to the right (concave to the southwesterly), with a radius of 25.00 feet, and a chord bearing and distance of S24°33'23"E for 30.26 feet and a set Mag Nail; thence continue along said right-of-way line S08°45'04"W for a distance of 152.33 feet and a set 1/2" rebar with cap No. PLS 2082 (set 1/2" rebar); thence leaving said right-of-way line N80°38'00"W for a distance of 48.70 feet to a point on the easterly right-of-way line of the aforesaid University Street and a set Mag Nail; thence N27° 25'00"W along said easterly right-of-way line for a distance of 129.64 feet to a found 1/2" iron pipe; thence leaving said right-of-way line S62°34'58"W for a distance of 24.00 feet to a point on the aforesaid former centerline of said University Avenue and a set 1/2" rebar; thence N27°20'14"W along said line for a distance of 180.98 feet to the point of beginning. Said Parcel containing 0.64 acres, more or less.

Being the same property conveyed to SARC TN - Nashville, LLC, a Missouri limited liability company by Warranty Deed from Jackie Murphy and wife, Janet Murphy, dated 11/30/2021, of record in Instrument No. 202112020159805, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SARC TN-Nashville, LLC, a Missouri limited liability company by Quitclaim Deed from SARC TN - Nashville, LLC, a Missouri limited liability company, dated 12/20/2021, of record in Instrument No. 202112230169735, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

[INSERT FROM TITLE COMMITMENT]

1) Schedule B, Part I Requirements and Part II Exceptions as disclosed in that certain Title Commitment Dated April 17, 2025, Commitment Number 2600046 attached hereto including any additional title matters that may arise when this Title Commitment is brought forward to closing.
2) Metropolitan Government of Nashville and Davidson County, TN Delinquent Taxes filed in the Chancery Court as Tax Civil Action File Number 25-0490-II
3) Any municipal violations as may be filed against the property including but not limited to Notice from 10/28/2025 Case Number 25-1454732
4) 2023, 2024 and 2025 city and/or county taxes. Attached are tax bills believed to be due and payable.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2025 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Plat Book U, Pages 212-213, in the Register's Office for Davidson County, Tennessee.

10. Easements retained by the City of Nashville as set forth in Bill No. 53-279, of record in the Metropolitan Clerk's Office.

11. Agreement for Dedication of Public Right-of-Way Easement of record in Instrument No. 202202140016591, in the Register's Office for Davidson County, Tennessee.

12. Rights of tenants under any unrecorded leases.

13. Title to that portion of the Land, if any, embraced within the bounds of any streets, roads and/or highways.

14. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.

15. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

STATE OF MISSOURI

COUNTY OF ST. FRANCOIS

The actual consideration or true value, whichever is greater for this transfer is $1,019,300.00

Affiant

Subscribed and sworn before me this, 27th day of January, 2026.

Notary

HEATHER JO MOSIER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 9, 2028
ST. FRANCOIS COUNTY
COMMISSION #15635688