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NEW OWNER:

B&M PROPERTY HOLDINGS LLC
209 Powell Place
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

25-1333

Karen Johnson Davidson County
Batch # 1374707 **DEEDWARR**
02/02/2026 01:17:31 PM 4 pgs
Fees: $23.00 Taxes: $11,888.10
20260202-0006979

Map/Parcel 096-01-0-142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Million, Two Hundred Thirteen Thousand and 00/100 DOLLARS ($3,213,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK, a Tennessee banking corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **B&M PROPERTY HOLDINGS LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Donelson Plaza Subdivision, of record in Plat Book 5200, Page 381, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Together with the easement rights as set forth in Easement of record in Book 10425, Page 376, said Register's Office.

Being the same property conveyed to **FIRST FREEDOM BANK**, a Tennessee banking corporation, by Special Warranty Deed from SunTrust Bank, a Georgia banking corporation, successor by merger to National Bank of Commerce, successor by merger to First Bank & Trust, dated September 1, 2015, and of record in Instrument No. 20150902-0089338, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY having the address of 2725 OLD LEBANON PIKE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made expressly subject to those exceptions listed on **Exhibit A** attached hereto and incorporated herein by reference (the "Permitted Exceptions").

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned has/have executed or caused this instrument to be executed by its/their duly authorized representative, this the 30th day of January, 2026.

FIRST FREEDOM BANK

By: _____
JOHN R. LANCASTER, Chairman & CEO

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JOHN R. LANCASTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Chairman & CEO** of **FIRST FREEDOM BANK**, a Tennessee banking corporation, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 30 day of January, 2026.

_____
NOTARY PUBLIC

My commission expires: _____

ERIN MENDOZA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$ 3,213,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 20 day of January, 2026.

NOTARY PUBLIC

My commission expires: _____



EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Property taxes for the year 2026 and subsequent years are a lien not yet due and payable. Map – Parcel: 096-01-0-142.00

2. Subject to any and all matters as shown on the plat of record in Plat Book 5200, page 381, in the Register's Office for Davdison County, Tennessee.

3. Subject to all matters shown on the ALTA/NSPS Land Title Survey made by Robert Paul Bannerman, TN R.L.S. No. 2037, dated December 18, 2025, and designated as Project No. 202503714-001-CLC.