Karen Johnson Davidson County
Batch # 1386446 DEEDQC
02/27/2026 09:47:15 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260227-0015595

This Instrument Prepared By:
J. Cliff McKinney
QUATTLEBAUM, GROOMS & TULL PLLC
111 Center Street, Suite 1900
Little Rock, AR 72201
501-379-1700
TN Bar #041088

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Simmons Bank 601 East 3rd Street Little Rock, Arkansas 72201	Simmons Bank Attn: Tax Department P.O. Box 8010 Little Rock, AR 72203	Map: 26 Parcel: 72

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, to be effective as of February 20, 2026, **SIMMONS FIRST PROPERTIES, INC.**, f/k/a First State Properties, Inc. a Tennessee corporation, whose address is 601 East 3rd Street, Little Rock, Arkansas 72201 ("Grantor"), does hereby quitclaim to **SIMMONS BANK**, an Arkansas state-chartered bank, whose address is 601 East 3rd Street, Little Rock, Arkansas 72201 ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit 1 attached hereto (the "Property").

BEING the same property conveyed to Grantor by First State Bank, a Tennessee banking corporation, by that certain deed of record at Record Book 20061204 at Page 0148873, recorded on December 4, 2006 in the Register's Office of Davidson County, Tennessee.

This is improved property with a street address of 300 Northcreek Boulevard, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging, without warranties of title.

[*signature page follows*]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day first written above.

GRANTOR:

SIMMONS FIRST PROPERTIES, INC.,
a Tennessee corporation

By: Misty Baugh
Misty Baugh,
Vice-President

STATE OF ARKANSAS)
)
COUNTY OF PULASKI)

ACKNOWLEDGMENT

On this day, before me, a Notary Public, duly commissioned, qualified, and acting, with and for said County and State, appeared in person the within named Misty Baugh, to me well known, who stated and acknowledged that she was the Vice-President of Simmons First Properties, Inc., a Tennessee corporation, and had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20th day of February, 2026.

Debra K. Nelson
Notary Public

My Commission Expires:
August 9, 2029
(SEAL)

DEBRA K. NELSON
MY COMMISSION # 12372300
EXPIRES: August 9, 2029
Pulaski County

STATE OF Arkansas
COUNTY OF Pulaski

The actual consideration or value (whichever is greater) for this transfer is $0. This is a true quitclaim deed as provided in Tenn. Code Ann. § 67-4-409(a)(1)(D).

Misty Baugh
Affiant

Subscribed and sworn to before me, this 20th day of February, 2026.

Debra K. Nelson
Notary Public

My Commission Expires: August 9, 2029

DEBRA K. NELSON
MY COMMISSION # 12372300
EXPIRES: August 9, 2029
Pulaski County

EXHIBIT 1

A tract of land in the 2nd Civil District of Nashville-Davidson County, City of Goodlettsville, Tennessee, being Lot 11 on the plan entitled "Northcreek Commons - Section Eight" of record in Plat Book 8250, Page 550, R.O.D.C., Tennessee (the "Plat"), being more particularly described according to a survey dated March 18, 1996, last revised March 21, 1996, prepared by John O. Spry, Tenn. R.L.S. # 727, Ragan-Smith Associates, Inc., Project No. 77-263 (the "Survey") as follows:

Beginning at an existing concrete monument in the westerly right-of-way of Northcreek Boulevard (90-foot right-of-way); said concrete monument being the south end of the southwest return curve at the intersection of Northcreek Boulevard and Northgate Circle (90-foot right-of-way); thence,

1. With the westerly right-of-way of Northcreek Boulevard, S 01° 30' 00" E a distance of 75.00 feet to an existing concrete monument; thence,

2. Southeasterly with said right-of-way and a 1497.16-foot radius curve to the left, a distance of 119.67 feet to an iron pin (set); said curve has a chord bearing and distance of S 03° 47' 24" E 119.638 feet; thence

3. Leaving said right-of-way with the northerly property line of Lot 12 on the plan entitled "Northcreek Commons - Section Eight" of record in Plat Book 8250, Page 550, R.O.D.C., Tennessee, S 83° 55' 13" W a distance of 300.00 feet to an iron pin (set); said iron pin being in the easterly boundary line of Northcreek Commons - Section Three of record in Book 6900, Page 675, R.O.D.C., Tennessee; thence,

4. With the easterly boundary line of aforesaid tract, N 22° 32' 42" E a distance of 25 feet to an existing iron pin; said iron pin being the southeast boundary corner of Northcreek Commons - Section Six of record in Plat Book 7900, Page 598, R.O.D.C., Tennessee; thence,

5. With the easterly boundary line of aforesaid tract, N 12° 49' 13" E a distance of 299.63 feet to an existing concrete monument in the southerly right-of-way of Northgate Circle; thence,

6. With the southerly right-of-way of Northgate Circle, S 58° 00' 00" E a distance of 46.46 feet to an existing concrete monument; thence,

7. Southeasterly with said right-of-way and a 364.93-foot radius curve to the left, a distance of 154.90 feet to an existing concrete monument at the north end of the southwest return curve at the intersection of Northgate Circle and Northcreek Boulevard; said curve has a chord bearing and distance of S 74° 45' 00" E 152.704 feet; thence,

8. Southeasterly, with said right-of-way and a 25-foot radius curve to the right, a distance of 39.27 feet to the point of beginning, said curve has a chord bearing and distance of S 46° 30' 00" E 35.355 feet.

The above tract contains 64,552 square feet or 1.482 acres, more or less, as calculated by the above courses which were determined within the precision requirements of an ALTA/ACSM "Urban" Survey.

Being the property conveyed to First State Bank by Warranty Deed of record in Instrument Number 20000820083037, Register's Office for Davidson County, Tennessee.