This Instrument Prepared By: Nelson Mullins Riley & Scarborough, LLP 1222 Demonbreun Street, Suite 1700 Nashville, Tennessee 37203 Attn: Laurence M. Papel, Esq.	Karen Johnson Davidson County Batch# 1388000 DEEDWARRSP 03/04/2026 10:41:30 AM 6 pgs Fees: $33.00 Taxes: $18,500.00 20260304-0017194

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
SmartBank 5401 Kingston Pike, Suite 600, Knoxville, TN 37919 Attention: William Y. Carrol, Jr.	Same	117-140-036.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00.

Affiant

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me, this 2nd day of March 2026.

Notary Public

My Commission Expires: July 7, 2027

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COMMUNITY FOUNDATION OF MIDDLE TENNESSEE, INC.**, a Tennessee nonprofit corporation ("**Grantor**"), has bargained and sold and does hereby transfer and convey unto **SMARTBANK**, a Tennessee corporation ("**Grantee**"), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by this reference (the "**Land**"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements and all of Grantor's interest, if any, in the land lying beneath the public roads and public rights-of-way adjoining the real property, all privileges, rights, easements, claims of adverse possession, rights of way and easements now or hereafter belonging or pertaining to any of the foregoing, including any portion thereof located in any neighboring

rights of way, streets, or strips, all development rights, air rights, wind rights, water rights, riparian rights and water stock relating to the real property, and all other rights, benefits, licenses, interests, privileges, easements, tenements, and hereditaments appurtenant to such real property or used in connection with the beneficial use and enjoyment of such real property or any improvements thereon, or in anywise appertaining to such real property or the improvements thereon (collectively with the Land, the "**Property**").

The Property is improved property known as 3833 Cleghorn Avenue, Nashville, Davidson County, Tennessee 37215, together with the improvements and other rights described in the first paragraph.

TO HAVE AND TO HOLD the Property, and the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors, and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same, and that the Property is free from all encumbrances, subject only to those matters shown on Exhibit B attached hereto and incorporated by reference (collectively the "**Permitted Exceptions**").

AND Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed on the day and year first above written.

GRANTOR:

COMMUNITY FOUNDATION OF MIDDLE TENNESSEE, INC.,
a Tennessee nonprofit corporation

By: _____

Name: James C. Mucci

Title: CFO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James C. Mucci, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the CFO of **COMMUNITY FOUNDATION OF MIDDLE TENNESSEE, INC.**, a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of the such limited liability company.

WITNESS my hand and office, this 3rd day of March 2026.

Cynthia D. Copeland
Notary Public

My Commission Expires: July 06, 2026

CYNTHIA D. COPELAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2026

EXHIBIT A

Legal Description

LAND in Nashville, Davidson County, Tennessee, identified as Map/Parcel No. 117-14-36.00, more particularly described as follows:

Being the north 75 feet of Lot 28, and the southerly 75 feet of Lot 29 of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, of record in Book 974, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots 28 and 29 of Block "C" on said Map front together 150 feet on the westerly side of Cleghorn Avenue and run back between parallel lines 186 feet to a deadline.

Consisting of approximately .66 acres, more or less.

Being the same property described in quitclaim deed to The Community Foundation of Middle Tennessee, Inc., a Tennessee nonprofit corporation, dated March 31, 2006, and recorded April 12, 2006, as Instrument No. 20060412-0042040.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, liens not yet due and payable.

2. All matters shown on plats of record in Plat Book 974, Page 64; and Plat Book 974, Page 65, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, by and between Jerome S. Klein and Donald R. Reed and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5125, Page 966, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers, by and between Donald R. Reed and Jerome S. Klein and The Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Book 5125, Page 970, in the Register's Office of Davidson County, Tennessee.

5. All matters on that ALTA/NSPS Land Title and Topographic Survey of the Property, prepared by DCCM Surveyors (L. Bradon Lambert, Registered Land Surveyor) dated January 23, 2026.

Certificate of Authenticity

I, Jeananne Thompson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/3/2026.

Date

Jeananne Thompson

Affiant Signature

3/3/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

My Commission Expires: 11/5/29

Date

Notary's Seal (if on paper)

SAVANNAH KATELYN SUITERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires