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 DEEDQC 03/04/2026 10:41:30 AM 6 pgs Fees: $32.00 Taxes: $0.00 20260304-0017195

QUITCLAIM 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 $0.00.

Affiant

TAMMY RHOADES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me, this 3rd 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**"), does hereby quitclaim 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 (the "**Property**") and described with greater particularity in **Exhibit A** (the "**Survey Description**"). The Property is improved real property known as 3833 Cleghorn Avenue, Nashville, Davidson County, Tennessee 37215.

Grantor makes this conveyance to Grantee for the purpose of conveying all of Grantor's right, title and interest in the Property as described on that certain ALTA/NSPS Land Title and

Topographical Survey prepared by L. Brandon Lambert, Tennessee RLS No. 2828 for DCCM Surveyors, dated January 23, 2026, and designated Project No. 26008 (the "**Survey**").

[SIGNATURE ON FOLLOWING PAGE.]

SIGNATURE PAGE
TO
QUITCLAIM 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. Murch
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. Murch, 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 Chief Executive Officer of **COMMUNITY FOUNDATION OF MIDDLE TENNESSEE, INC.**, a Tennessee nonprofit corporation, and is authorized to execute this instrument on behalf of such nonprofit corporation.

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

v.2

EXHIBIT A

Legal Description

Being a tract of land lying in the 34th Council District of Davidson County, Nashville, Tennessee, and being portions of Lots 28 and 29 of Block "C" of Hillsboro Views Development Company as recorded in Plat Book 974, Pages 64 & 65, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the south by Forte/MGC Property, LLC as recorded in Instrument Number 20131112-0116931, RODC, bounded on the west by O.I.C. Bedford Avenue II Condominiums as recorded in Instrument Number 20061027-0133507, RODC, and by Twain GI XIX, LLC as recorded in Instrument Number 20210722-0098753, RODC, bounded on the north by Kimberly C. Crafton as recorded in Instrument Number 20191024-0109219, RODC, and bounded on the east by the western right of way (ROW) of Cleghorn Avenue. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found iron rod with "CSI" cap lying on said western ROW of Cleghorn Avenue, being ±265 feet from the centerline intersection of said Cleghorn Avenue and Abbott Martin Road, and being the northeast corner of said Forte/MGC Property, LLC; thence leaving said ROW of Cleghorn Avenue and with the common line of said Forte/MGC Property, LLC North 66°20'44" West 186.57 feet to a found iron rod with "CSI" cap; thence with the common line of said O.I.C. Bedford Avenue II Condominiums and Twain GI XIX, LLC North 24°06'42" East 150.00 feet to a point; thence with the common line of said Kimberly C. Crafton South 66°20'44" East 186.57 feet to a found iron rod with "CHERRY" cap lying on said western ROW of Cleghorn Avenue; thence with said ROW of Cleghorn Avenue South 24°06'42" West 150.00 feet to the point of beginning.

Tract contains 27,984 square feet or 0.64 acres.

Being the same property conveyed to Community Foundation of Middle Tennessee, Inc., a Tennessee nonprofit corporation, by Deed from Maddox Foundation, a Mississippi not for profit corporation, of record in Instrument No. 200604120042040, in the Register's Office for Davidson County, Tennessee.

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.

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