Karen Johnson Davidson County
Batch# 1403324 DEEDWARRSP
04/08/2026 10:52:30 AM 5 pgs
Fees: $28.00 Taxes: $10,360.00
20260408-0028322

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Farnaz Esmaeili
PO Box 1103
Brentwood, TN 37024

Send Tax Bills To:
New Owner

Map & Parcel No: 075-09-0-268-00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Bank of Frankewing Inc., a Tennessee Corporation** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Farnaz Esmaeili** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6 day of April, 2026.

Bank of Frankewing Inc., a Tennessee Corporation

By: _____
Ben Jackson, Chief Credit Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ben Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Credit Officer of Bank of Frankewing, a Tennessee corporation, the within-named bargainor, and that he as such Chief Credit Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as its Chief Credit Officer.

WITNESS my hand, at office, this 6 day of April, 2026.

_____
Notary Public
My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of April, 2026.

_____
Notary Signature
My commission expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of James L. Peach, Sr., Property, of record in Plat Book 7900, Page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach by Andrew B. Gibson, Jr., Successor Trustee, by Successor Trustee's Deed dated November 29, 1990, of record in Book 8245, Page 679, Register's Office for Davidson County, TN, together with the property conveyed to James L. Peach, Sr. and wife, Venetia K. Peach, by Warranty Deed from Hermitage Church of Christ, recorded on January 18, 1994, of record in Book 9222, Page 214, said Register's Office.

The property was further conveyed to HDF Real Estate Holdings, LLC, a Tennessee limited liability company by Warranty Deed dated April 8, 2021 from James L. Peach, Sr. and wife, Venetia K. Peach, of record in Instrument Number 20210409-0047523, said Deed having been corrected by Scrivener's Affidavit, of record in Instrument No.20251121-0093411, said Register's Office.

The property was further conveyed to Bank of Frankewing by Substitute Trustee's Deed dated October 31, 2024 from Robert C. Henry, Substitute Trustee, of record in instrument No. 20241031-0084257, said Register's Office.

This Real Estate is more commonly known as 4803 Old Hickory Boulevard, Hermitage, TN 37076.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 075-09-0-268-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters as shown on the Plan of record in Plat Book 7900, Page 648, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plan of record in Plat Book 4470, page 39, said Register's Office.

5. Subject to a drainage facility as set out in the Deed to the State of Tennessee, of record in Book 5147, page 576, said Register's Office.

6. Easement for a water main granted to First Suburban Water Utility District of Davidson County, Tennessee (Cumberland Utility District), of record in Book 8440, page 613, said Register's Office.

I, Jeff Benz, 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 the 7th day of April, 2026.

Date: April 7, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7th day of April, 2026.

Notary Public
My commission expires: Sept. 5th, 2029

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY