This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
Hope Smiles
101 Creekside Crossing
Suite 1700, PMB 301
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1439068 DEEDWARRSP
06/29/2026 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $10,730.00
20260629-0058785

Send Tax Bills To:
New Owner

Map & Parcel No: 118-12-0-070-00

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, **B & K Ventures, LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Hope Smiles, a Tennessee non-profit corporation** (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 18 day of June, 2026.

B & K Ventures, LLC, a Tennessee Limited Liability Company

By: _____
Byron V. Bush, Member and Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Byron V. Bush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and Authorized Signatory of B & K Ventures, LLC, a Tennessee a Limited Liability Company, the within-named bargainor, and that he as such Member and Authorized Signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its Member and Authorized Signatory.

WITNESS my hand, at office, this 19 day of June, 2026

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: OCTOBER 4, 2027

The actual consideration or value, whichever is greater, ~~for this~~ transfer is $2,900,000.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of June, 2026.

_____
Notary Signature

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 11/19/28

202606290058785

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Resubdivision of Lots 78, 79, and 80, Sidco, Section Two, as of record in Instrument No. 20040528-0062975, amending Plat Book 2331, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all the same property conveyed to Byron V. Bush by Warranty Deed dated August 14, 2009, from James M. Woodard of record in Instrument No. 20090817-0076905, Register's Office for Davidson County, Tennessee. The said property was further conveyed to B & K Ventures, LLC, a Tennessee limited liability company, by Quitclaim Deed dated December 29, 2010, from Byron V. Bush of record in Instrument No. 20101230-0103997, said Register's Office.

This Real Estate is more commonly known as 2908 Sidco Drive, Nashville, TN 37204.

202606290058785

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 118-12-0-070-00. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. All matters shown on the Plan of record in Instrument No. 20040528-0062975, amending Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee.

4. The exception and reservation in favor of the United States of America in and to all fissionable materials as described in that certain deed of record in Book 2152, Page 347, said Register's Office.

5. Easement for use of all of the sewerage facilities and equipment in, on and over the premises of record in Book 2486, Page 314, said Register's Office.

6. Easement for railroad right of way as set forth in instrument of record in Book 2499, Page 79, said Register's Office.

7. Water Mains and equipment appurtenant thereto and easement therefore that have been transferred to the City of Nashville by instrument of record in Book 2244, Page 611, said Register's Office.

8. Easements to the Metropolitan Government of Nashville and Davidson County for storm sewers of record in Book 4124, Page 292, said Register's Office.

9. Access Easement, Conditions, and Restrictions contained in Easement and Restrictive Covenants Agreement of record in Instrument No. 20040809-0096160, said Register's Office.

10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20110712-0053228, said Register's Office.

11. Agreement for Dedication of Easement for Storm Drainage Appurtenances of record in Instrument No. 20110712-0053234, said Register's Office.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120515-0041762, said Register's Office.

13. Conditions regarding the railroad easement as set out in the Order from Chancery Court of record in Instrument No. 20240514-0035669, 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 25th day of June, 2026.

Date: June 25, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of June, 2026.



Notary Public
My commission expires: 7/7/2027