BOX 10-A

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25914-DJ

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch # 1451732 DEEDWARR
07/27/2026 10:26:45 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20260727-0067973

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2026.

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Notary Public
My Commission Expires: 7-10-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paolo Vincenzo Smith 382 Deer Lake Dr. Nashville, TN 37221	Simmons Bank 17901 Chenal Pkwy Little Rock, AR 72223	142-03-0A-382-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert B. Wear, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paolo Vincenzo Smith, an unmarried person** , hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 382 in Deer Lake Retirement Community, a horizontal property regime, as shown on the Plat of Deer Lake Retirement Community recorded in Book 5050, Pages 28 and 29, (erroneously said as Pages 28 and 19 in prior Warranty Deed), as amended in Book 5050, Pages 62 and 63, and Book 5589, Page 949, Register's office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5097, Pages 529 through 539, and in By-Laws of Deer Lake Retirement Association, Inc., of record in Book 7556, Pages 354, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert B. Wear, married by Warranty Deed from Melissa Carolan, single of record in Instrument No. 20130304-0021036 Register's Office for Davidson County, Tennessee, dated March 01, 2013 and recorded on March 04, 2013.

This property is not a primary residence of the Grantor's spouse and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute

This is improved property located at: **382 Deer Lake Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2026.

GRANTOR:

Robert B. Wear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert B. Wear, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029