This instrument prepared by:
ERIKA R. BARNES
STITES & HARBISON PLLC
401 COMMERCE STREET, SUITE 800
NASHVILLE, TN 37219

Karen Johnson Davidson County
Batch# 1456396 DEEDTRS
08/07/2026 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $30,618.39
20260807-0072753

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel No.:
FIRST STATE BANK AND TRUST COMPANY, INC. 100 WEST THIRD STREET CARUTHERSVILLE, MO 63830	**FIRST STATE BANK AND TRUST COMPANY, INC. 100 WEST THIRD STREET CARUTHERSVILLE, MO 63830**	**PARCEL 093-06-3-021.01**

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 31st day of July, 2026, by Erika R. Barnes, Successor Trustee ("Successor Trustee").

WHEREAS, by that certain Deed of Trust dated December 10, 2021, appearing of record as Instrument Number 20211213-0164641, in the Register's Office for Davidson County, Tennessee(the "Register's Office"), SCHREINER DEVELOPMENT, LLC, an Alabama limited liability company (the "Grantor") conveyed to Jacob Coker Vanausdall, as Trustee, the Property (as hereinafter defined) to secure the payment of certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by FIRST STATE BANK AND TRUST COMPANY, INC. (the "Lender");

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default, and notice was given of such default to Grantor, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, Lender appointed Erika R. Barnes to serve as Successor Trustee in place and stead of Jacob Coker Vanausdall, said appointment being of record as Instrument Number 20260116-0004058, in said Register's Office, in accordance with the terms of the Deed of Trust; and

WHEREAS, Lender directed the Successor Trustee to sell the Property (defined below) as provided in the Deed of Trust, and the Successor Trustee caused notice to be published that the Property (defined below) would be sold at 11:00 a.m. prevailing Central time on February 23, 2026, at the Davidson County Courthouse, One Public Square, Nashville, Tennessee 37201 (the "Foreclosure Notice"), such Foreclosure Notice appearing in the Tennessean on February 2, 9, and 16, 2026, and online at www.foreclosuretennessee.com from February 2 through February 23, 2026; and

WHEREAS, the Successor Trustee further sent a copy of the Foreclosure Notice as required by applicable law, and following the appearance of the Foreclosure Notice in said newspaper the default was not cured; and

WHEREAS, on February 23, 2026, the Successor Trustee appeared at the originally scheduled sale and announced a postponement to July 31, 2026, at 11:00 a.m. prevailing Central time; and

WHEREAS, on July 31, 2026, shortly after 11:00 a.m. Central time, the Successor Trustee offered the Property (defined below) for sale, and after opening the floor for competitive bids, sold the Property (defined below) to First State Bank and Trust Company, Inc. in response to its bid at the price of Eight Million, Two Hundred Seventy-Five Thousand, Two Hundred Thirty-Nine and 00/100 Dollars ($8,275,239.53), this being the highest, last and best bid.

NOW, THEREFORE, I, Erika R. Barnes, Successor Trustee as aforesaid, in consideration of the premises and the sum of $8,275,239.53, by these presents do transfer and convey unto First State Bank and Trust Company, Inc., its successors and assigns (the "Grantee"), all of my right, title and interest in and to the following described real estate, together with any and all improvements now or hereafter erected on the property, if any, and all easements, rights, appurtenances, rents, royalties, mineral, oil, timber and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, if any, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "Property"), and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 165 on the original plan of the Town of Nashville, not of record, described according to a survey made by Z. J. Wilkinson, July 3, 1948, as follows:
>
> Beginning at a point on the northerly margin of Broad Street at the southeast corner of that part of said Lot No. 165 conveyed to First American National Bank of Nashville, by Deed from The Condra Development Company, of record in Book 2633, Page 575, Register's Office for said County; thence with said Bank's eastern boundary line, northwardly 80 feet to the southerly margin of an alley; thence with same, eastwardly 45 feet 1 inch to the westerly margin of 8th Avenue North; thence with same, southwardly 80 feet 1 1/2 inches to the northerly margin of said Broad Street; thence with the same, westwardly 45 feet 3/4 inch to the point of beginning.
>
> Being the same property conveyed to Schreiner Development, LLC, a Alabama limited liability company, by Special Warranty Deed from T. Larry Edmondson, Sr., dated December 6, 2021, of record in Instrument No. 20211213-0164640, Register's Office for Davidson County, Tennessee.

This conveyance is in bar of the statutory right and any equity of redemption, and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an **AS IS, WHERE IS** condition, and without representation or warranty from Successor Trustee as to any matter whatsoever, and by accepting this Successor Trustee's Deed, Grantee represents and warrants that it has conducted its own due diligences with regard to the Property and matters of title related to the Property, and represents and warrants that it has not relied on any statement or action made by Successor Trustee. Without limiting the foregoing, **SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS")**. Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting this Successor Trustee's Deed, Grantee agrees to indemnify and hold the Successor Trustee harmless from any and all costs, expenses, and liability, including without limitation attorney fees, arising out of or in connection with any of the foregoing.

This conveyance may be subject to easements, restrictions, liens, taxes, etc., including, but not limited to, the items set forth below, but only to the extent any of such matters take priority over the Deed of Trust. To the extent such matters do take priority over the Deed of Trust under applicable law, this conveyance is subject to them, and to the extent such matters do not, the Property does not remain subject to them:

1. Any and all unpaid ad valorem taxes payable to Davidson County, Metropolitan Nashville, Tennessee (plus penalty and interest, if any) that may be a lien against the Property.

2. Deed of Trust dated December 10, 2021, executed by Schreiner Development, LLC, to Jacob Coker Vanausdall, Trustee, to secure to First State Bank and Trust Company, Inc., the principal sum of $8,040,000.00, of record in Instrument No. 20211213-0164641, Register's Office for Davidson County, Tennessee.

3. Deed of Trust dated February 3, 2025, executed by Schreiner Development, LLC, to Glenn D. Everton, Trustee, to secure to Abili Investments, LLC, a Missouri limited liability company, the principal sum of $1,000,000.00, of record in Instrument No. 20250206-0009022, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 5838, page 237, Register's Office for Davidson County, Tennessee.

5. All other easements and restrictions of record in said Register's Office.

6. Lease and rental contracts not shown of record.

7. Title to that portion of the Property embraced within the bounds of any street, roads or highways.

8. Liens, encumbrances, or claims thereof, which are not shown by the public record.

9. All other easements and restrictions of record in said Register's Office.

10. Matters which an accurate survey of the Property might disclose.

This conveyance is further subject to any and all liens, defects, encumbrances, conveyances, adverse claims and other matters which take priority over the Deed of Trust pursuant to which this conveyance is made, any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal, which have not been waived by such governmental agency, and any and all matters that would be shown or revealed by an accurate survey of the Property.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Erika R. Barnes

ERIKA R. BARNES,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Brianna Brown, a Notary Public of the State and County aforesaid, personally appeared ERIKA R. BARNES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of August, 2026

Brianna Brown

Notary Public

My commission expires: 01/22/2030

BRIANNA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is Eight Million, Two Hundred Seventy-Five Thousand, Two Hundred Thirty-Nine and 00/100 Dollars ($8,275,239.53).

Cintha R. Barnes

Affiant

Subscribed and sworn to before me
this the 4th day of August, 2026.

Brianna Brown

Notary Public

My commission expires: 01/22/2030

BRIANNA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Erika R. Barnes, 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 08/04/2026 (date of document).

Erika R. Barnes

Erika R. Barnes

08/04/2026

Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

