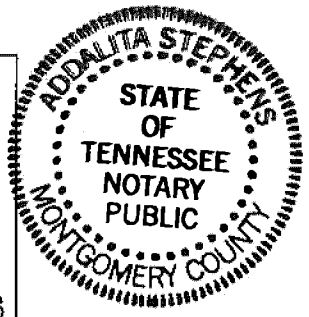


WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $158,500.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/06/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 9/13/2028

Karen Johnson Davidson County
Batch# 1458884 DEEDWARR
08/12/2026 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $586.45
20260812-0074358

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 10504-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Scott Lockyear and Cynthia Lockyear	New owners	081-11-01-005.00
1730b 17th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

First Farmers and Merchants Bank

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Lockyear and Cynthia Lockyear, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 No. 1730B on the Plan of SEVENTEEN-TWENTYEIGHT SEVENTEENTH AVENUE NORTH, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210809-0106734, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Sargent, an unmarried person by Warranty Deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20240529-0039896, Register's Office of Davidson County, Tennessee, dated May 24, 2024 and recorded May 29, 2024.

Being the same property conveyed to First Farmers and Merchants Bank by Substitute Trustee's Deed from David M. Anthony, Successor Trustee of record in Instrument No. 20250925-0076563, Register's Office of Davidson County, Tennessee, dated September 25, 2025 and recorded September 25, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1730b 17th Avenue North Nashville, TN 37208

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on August 6, 2026

First Farmers and Merchants Bank

By: _____
Matt Patterson, Chief Credit Officer

By: _____
Stephanie Harlan, Special Assets Officer

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Matt Patterson and Stephanie Harlan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Chief Credit Officer of First Farmers and Merchants Bank, and the Special Assets Officer of First Farmers and Merchants Bank, and are authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this August 6, 2026.

_____
Notary Public

BEVERLY HUFF
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 2/23/30

File #: 10504-26NASH-TN
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/6/2026.

Affiant Signature – Joshua A. Terry

8/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/7/2026

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27