SEND TAX BILLS TO:
ServisFirst Bank
2500 Woodcrest Place
Birmingham, Alabama 35209

THIS INSTRUMENT PREPARED BY:
SCHWEGLER PLLC (MBS)
Michael B. Schwegler
PO Box 58934
Nashville, Tennessee 37205

Map/Parcel No. 058-00-0-029.00

CHANCELLOR'S DEED

WHEREAS, by *Orders* by the Davidson County Chancery Court, Part IV, in Case Number 25-1050-IV dated September 29, 2025 and October 31, 2025, this Court previously approved the November 21, 2025 judicial foreclosure sale ("Foreclosure Sale") by the Davidson County Clerk & Master ("C&M") of the real property, improvements and fixtures attached thereto owned by Defendants in the said Chancery proceeding, Charles A. Picasso ("Mr. Picasso"), and wife, Isabelle Picasso ("Mrs. Picasso," with Mr. Picasso, "Mr. & Mrs. Picasso"), and located at 4333 Eatons Creek Road, Nashville, Davidson County, Tennessee 37218, pursuant to the lien of Plaintiff in the said Chancery proceeding, ServisFirst Bank ("Lender," "Bank" or "ServisFirst"), set forth in the terms of that certain Deed of Trust dated March 31, 2022, executed by Mr. & Mrs. Picasso in favor of Lender, of record at Instrument Number 20220412-0042003, Davidson County, Tennessee Register Of Deeds Office, as may have been modified, amended, restated and/or supplemented from time to time, inclusive of the instruments of record at Instrument Nos. 20230809-0061643, 20250411-0027163, and 20250411-0027169, said Register's Office (the "Deed of Trust"), said property more particularly described, as follows:

Map/Parcel No. 058-00-0-029.00

Land in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 1 of Exhibit A on the Plan of the Subdivision of the lands of Dr. J.B. Jordan, deceased, as of record in Plan Book 2, page 75, Chancery Court at Nashville and described as follows: Beginning in the center of Eatons Creek at the NE corner of said Lot

Karen Johnson Davidson County
Batch # 1472336 DEEDWARR
09/14/2026 12:21:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260914-0085148

No. 1; thence with the center of said creek, S 06°37'W 68.5 feet; S 32°10'E 85.8 feet; S 57°21'E 98.6 feet; S 88°36'E 132.8 feet; N 83°04'E 82.7 feet; S 51°26'E 66.8 feet and S 06°07'E 255.7 feet to an iron pin; thence S 87°44'W 67.5 feet to an iron pin; thence S 87°10'W 486.5 feet; thence N 27°48'W 205.3 feet to an iron pin; thence N 10°30'W 343.5 feet; thence S 88°30'E 301 feet to the beginning, containing 5.67 acres, more or less, according to a survey made by Nickerson-Miller, Engineers-Surveyors, dated 05/30/1956.

Being the same property conveyed to CHARLES PICASSO AND ISABELLE PICASSO, HUSBAND AND WIFE, by deed from LOYD F. POTTS, of record in Instrument No. 20210927-0129248, dated September 22, 2021, said Register's Office.

(the "Property.")

WHEREAS, sale of the Property was advertised by giving thirty (30) days notice by three (3) successive publications, namely October 31, 2025, November 7, 2025, and November 14, 2025, in the *Nashville Tennessean*, a newspaper published at Nashville, Davidson County, Tennessee, and was further published online for not less than twenty (20) consecutive days at www.foreclosurestn.com beginning on October 31, 2025, and timely notice was appropriately provided to Mr. & Mrs. Picasso and all other interested parties prior to the Foreclosure Sale. The said Foreclosure Sale was to be for cash and in bar of all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to any statutory right to an elective share in the Property, all as expressly waived in the said Deed of Trust. Pursuant to said advertisement, on the 21st day of November, 2025 at 12:00 PM CST, at the front door of the Historic Metro Courthouse located at 1 Public Square, Nashville, Tennessee 37201, the C&M offered for sale at the public outcry to the highest and best bidder the said Property for cash and in bar of the hereinabove equities, and subject to all restrictions, easements, unpaid real estate taxes, and any and all prior mortgage and liens of record, together with all other exceptions as noted on the Title Commitment filed in the said Chancery proceedings on November 15, 2025, at which time Lender submitted and highest and best bid in form of a credit bid, and in the amount of Two Million and 00/100ths Dollars ($2,000,000.00).

NOW, THEREFORE, the Court does hereby (a) divest all title to the Property, and any residual interest in the Property, from Mr. & Mrs. Picasso; (b) transfer and convey unto the said ServisFirst all of the right, title and interest of Mr. & Mrs. Picasso to the Property; and (c) extinguish all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind, including but not limited to any statutory right to an elective share in the Property, in favor of Mr. & Mrs. Picasso, as waived in the Deed of Trust. The Court conveys to ServisFirst only pursuant to its rights and powers granted under and in accordance with Tennessee law and the Deed of Trust. The Court's conveyance of title is further made "AS-IS, WHERE-IS," without warranty by the Court or the C&M. The Court's conveyance of title is absolute, pursuant to Tennessee Code Annotated Section 66-8-101, and extinguishes any contractual, statutory or common law right of redemption vested in Mr. & Mrs. Picasso and any of their creditors. This Chacellor's Deed transfers and conveys unto ServisFirst full legal and equitable title to the Property, pursuant to the Court's statutory and equitable powers, and is expressly designated as a recordable instrument suitable to be recorded with the Davidson County, Tennessee Register of Deeds Office.

On this, the 6th day of ~~December, 2025.~~ January, 2026. RTP

Russell T. Perkins

THE HON. RUSSELL PERKINS
CHANCELLOR, PART IV

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 11th DAY OF September 2026
MARIA M. SALAS, CLERK & MASTER
BY Lisa Rose DEPUTY

Taxes paid at
Instrument Number
20260107-0001497

~ MRS

APPROVED FOR ENTRY:

SCHWEGLER, PLLC

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Attorney for ServisFirst Bank