Karen Johnson Davidson County
Batch# 1477983 DEEDWARR
09/25/2026 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $6,105.00
20260925-0089167

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,650,000.00 Affiant Michael B. Schwegler SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 24th DAY OF SEPTEMBER, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

THIS INSTRUMENT WAS PREPARED BY
SCHWEGLER, PLLC (mbs)
P.O. Box 58934
Nashville, Tennessee 37205

39474

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STD PROPERTIES, LLC 769 Darden Pl. Nashville, TN 37205	SAME AS NEW OWNER 769 Darden Pl. Nashville, TN 37205	058-00-0-029.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATION(S) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SERVISFIRST BANK**, AN ALABAMA BANKING CORPORATION, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STD PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT

OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is improved property, known as 4333 Eatons Creek Road, Nashville, Davidson County, Tennessee 37218.

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B** ("Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 22 day of September, 2026.

SERVISFIRST BANK
an Alabama banking corporation

By: _____
Print Name: David Lee
Its: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

BEFORE ME, David Lee, a Notary Public of the State and County aforementioned, personally appeared David Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of ServisFirst Bank, an Alabama banking corporation, the within named bargainor, and that as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of ServisFirst Bank by himself as Senior Vice President.

WITNESS my hand and seal, this 22th day of September, 2026.

Notary Public
My Commission Expires: 5/13/2028

Notary Public, Alabama State at Large
Meagan Lynn Marlin
Expires 5/13/2028

Personally known: X or Produced Identification: ID
Type of Identification Produced: _____ Driver's License: _____ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 4333 Eatons Creek Road, Nashville, Davidson County, TN 37218

Map/Parcel: 058-00-0-029.00

Description:

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 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, dated September 22, 2021, of record at Instrument No. 20210927-0129248, Davidson County, Tennessee Register of Deeds Office. Being the same property divested from CHARLES PICASSO AND ISABELLE PICASSO, HUSBAND AND WIFE, and vested solely in SERVISFIRST BANK by the Chancellor's Deed attached as Exhibit A to that certain *Confirmation Order* entered on January 7, 2026, in ServisFirst Bank v. Charles Picasso, et al., Davidson County Chancery Court, No. 25-1050-IV, and of record at Instrument Number 20260107-0001497, Davidson County, Tennessee Register of Deeds Office.

EXHIBIT B
EXCEPTIONS

1. Matters shown on the Plan of record Plan Book 2, page 75, Chancery Court at Nashville, not of record.

2. Easement for the flow of the water of Eatons Creek and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the water of Eatons Creek, free from diminution or pollution.

6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Eatons Creek.

7. Title to that portion of the land lying below the ordinary low water mark of Eatons Creek.

8. Subject to all matters pertaining to the subject property of record in Instrument No. 20260107-0001497, said Register's Office.

9. Sate and County taxes for the year 2026, a lien but not yet due and payable, for map-parcel 058-00-0-029.00.

Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 25, 2026 (date of document).

Affiant Signature

9/25/2026

Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 25th day of September, 2026

Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027