Karen Johnson Davidson County
Batch # 1485295 DEEDTRS
10/16/2026 11:20:55 AM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20261016-0095112

KATHRYN KOTOUCEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$690,000.00**

Affiant

Subscribed and sworn to before me on this 15th day of October 2026.

Notary Public

My Commission Expires: 07/07/2027

This Instrument Was Prepared By:
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, TN 37210

Address of New Owner:
United Community Bank
125 E. Broad Street
Greenville, SC 29601

Send Tax Bills to:
NEW OWNER

Map-Parcel:
066-00-0-120.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 3rd day of January 2020, TABOR LUCKEY and JACLYNN LUCKEY, husband and wife, executed a Deed of Trust, Assignment of Leases and Rent (the "Deed of Trust") to Earl O. Bradley, as trustee ("Trustee"), for the benefit of First Advantage Bank ("Beneficiary") One Million Eight Hundred Thirty-Five Thousand One Hundred and No/100 Dollars ($1,835,100.00) to secure the payment of certain U.S. Small Business Administration Promissory Note (the "Note") described in the Deed of Trust in the original principal sum of $1,835,100.00. The Note being payable to the order of United Community Bank as successor by merger with Reliant Bank as successor by merger with First Advantage Bank, said Note being payable as indicated in said Note and Deed of Trust, which is of record in Instrument No. 20200107-0002057 at the Register's Office for Davidson County, at Nashville, Tennessee, to which reference is hereby made;

WHEREAS, First Advantage Bank merged into Reliant Bank, effective April 1, 2020, and Reliant Bank subsequently merged into United Community Bank, effective January 1, 2022, such that United Community Bank is the successor by merger to First Advantage Bank and is the current Beneficiary, record owner, and holder of the Note, secured by the Deed of Trust; and has the authority to remove the Trustee and appoint a successor trustee; and

WHEREAS, United Community Bank is the current owner, holder, and beneficiary of said Note and Deed of Trust;

WHEREAS, United Community Bank maintains an interest in the Note and Deed of Trust;

WHEREAS, default has occurred with respect to the Note and Deed of Trust, including without limitation the failure to satisfy all outstanding loan obligations following the termination of the Forbearance Agreement dated October 26, 2025, and the acceleration of all obligations as of April 21, 2026; and

WHEREAS, the owner and holder of the Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of the indebtedness and costs of foreclosure in accordance with the terms and provisions of the Note and Deed of Trust.

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by instrument of record in Instrument No. 20260501-0038969, recorded May 1, 2026, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *Nashville Ledger* on May 15, 22, and 29, 2026, the online publication of *foreclosuretennessee.com* beginning May 13, 2026 for twenty (20) consecutive days; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front steps of the Davidson County Courthouse, 1 Public Square, Nashville, Tennessee 37201 on or about 11:00 a.m., October 7, 2026, and United Community Bank, as the best and highest bidder, became the purchaser of said property for the sum of Six Hundred Ninety Thousand Dollars only ($690,000.00);

NOW, THEREFORE, Amy L. Wood, Esq., in her capacity as Successor Trustee, appointed by United Community Bank officer Steve Bradley on April 29, 2026, hereby transfers and conveys to United Community Bank, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the Right-of-Way of River Road Pike, said pin being the Southwest corner of described tract and also being South 48 degrees 12 minutes 24 seconds East 98.73 feet from the Southeast corner of Davidson County Map 66 Parcel 33; thence North 11 degrees 30 minutes 00 seconds East 904.79 feet to an iron pin; thence North 56 degrees 30 minutes 00 seconds East 245.82 feet to an iron pin; thence North 11 degrees 30 minutes 00 seconds East 3291.22 feet to a point in the Cumberland River (passing an iron pin at 141.84 feet) to an iron pin; thence South 78 degrees 30 minutes 00 seconds East 87.12 Feet

to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 728.66 feet to an iron pin; thence North 78 degrees 30 minutes 00 seconds West 87.82 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 1742.17 feet to an iron pin; thence South 56 degrees 30 minutes 00 seconds West 508.41 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 767.90 feet to an iron pin; thence with a curve to the left having a central angle of 2 degrees 00 minutes 50 seconds, a radius of 2869.21 feet, a length of 100.84 feet and a chord bearing and distance of North 46 degrees 12 minutes 48 seconds West and 100.84 feet to the point of beginning, containing 25.28 acres more or less.
This conveyance is subject to any and all existing easements and restrictions of record.
Map/Parcel: 066-00-0-120.00
THIS IS IMPROVED PROPERTY KNOWN AS 8251 River Road Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption except those redemption rights retained by the United States as provided in 26 U.S.C. § 7425(d)(1), exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same, but subject to the matters set forth herein.

The above-described property is hereby transferred subject to any and all unpaid taxes, any matter on any applicable recorded plat, restrictions, easements and building setback lines, and to any prior or superior liens, judgments or Deeds of Trust. The property is also transferred subject to the redemption rights of the United States as provided for in 26 U.S.C. § 7425(d)(1).

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15th day of October 2026.

Amy L. Wood, Esq., Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of October 2026, before me personally appeared Amy L. Wood, Esq., Successor Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who acknowledged the execution of same to be her free act and deed in the capacity of Successor Trustee.

Witness my hand and official seal, this the 15th day of October 2026.

Notary Public My Commission Expires: 12-29-2026

ELIZABETH GRACYALNY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY