This Instrument Prepared By:

M. Beth O'Neill
Maynard Nexsen PC
1900 6th Avenue North, Suite 1700
Birmingham, AL 35203

Karen Johnson Davidson County
Batch# 1403502 DEEDWARRSP
04/08/2026 03:14:30 PM 7 pgs
Fees: $38.00 Taxes: $23,199.00
20260408-0028564

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pavement Restorations, Inc. 1441 Elm Hill Pike Nashville, TN 37210	Davidson County Tax Identification No. 106 03 0 032.00	Same as New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **WIN SQUARED, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents bargains, sells, transfers and conveys to **PAVEMENT RESTORATIONS, INC.**, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, the real property described on **Exhibit A**, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the lien of ad valorem taxes not yet due and payable and all of the easements, rights of way, reservations, covenants, conditions, restrictions and encumbrances filed in the real property records of the Register's Office of Davidson County, Tennessee as more particularly described on **Exhibit B**, which is attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property located in Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging or in any way appertaining unto Grantee, Grantee's successors and assigns, in fee simple forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized in fee and possessed of the Property, Grantor has the right to convey the Property, and the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor covenants and binds itself and its heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except claims arising under or by virtue of the Permitted Encumbrances.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 1 day of April, 2026.

GRANTOR:

WIN SQUARED, LLC,
a Tennessee limited liability company

By: Clinton Hensley

Name: Clinton Hensley

Title: President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, Clinton Hensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of **WIN SQUARED, LLC**, a Tennessee limited liability company, the within named Grantor, and that he executed the foregoing instrument as President on behalf of **WIN SQUARED, LLC**.

WITNESS my hand and seal at office in Nashville, TN, on this the 31 day of March, 2026.

MARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/6/26

[*Oath of Consideration on Following Page*]

205750598.v3

STATE OF Tennessee
COUNTY OF Gibson

The actual consideration or value, whichever is greater, for this transfer is $6,270,000.00.

Affiant

Subscribed and sworn to before me this 1 day of April, 2026.

My Commission Expires: May 20, 2028

Notary Public

KAREN J. ORMAN
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

[*Description of Property on Following Page*]

EXHIBIT A

DESCRIPTION OF PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

Tract A: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan Of Edward Trabue property, as of recorded in Minute book"1", Pages 190 and 191, United States Circuit Court, described acceding to a survey made by Erle Drake, surveyor, April 20, 1945, as follows:

Beginning on the Southerly margin of ELM HILL OR STONES RIVER PIKE, at the Northwest corner of Lot No. 6 being the Northeast corner of said Lot No. 5 on said plan; thence with the Southerly margin of said pike Eastwardly 72.61 feet to an iron pin; thence South 20 degrees 30 minutes West 300 feet to an iron pin; thence South 87 degrees 56 minutes West 74.98 feet to an iron pin; thence North 20 degrees 55 minutes East 300.92 feet to the Point of Beginning.

Tract B: Lying and being in the Third Civil District of Davidson County, Tennessee, being part of Lots No. 5 and 11 on the plat of Ed Trabue's land, as of record in Minute Book No. 1, Pages 190 and 191, Circuit Court at Nashville, Tennessee, described as follows:

Beginning on the Southerly margin of Elm Hill Pike at the Northwest corner of the property conveyed to Frank G. Porter, et al, of record in Book 4355, Page 44, said Register's Office; thence South 18° 41' West 818.57 feet to an iron pin; thence North 63° 16' West 262.70 feet to an iron pin; thence North 6° 51' East 190.60 feet; thence North 18° 41' East 500 feet to the Southerly margin of Elm Hill Pike; thence with the same North 88° 44' 14" East 331.67 feet to the beginning.

Being the same property conveyed to BGM PROPERTIES, LLC, a Tennessee limited liability company, by Deed from WARREN COUNTY FREIGHT LINE, INC., as to a 69.17420% undivided interest; WINSTON D. SMITH, as to a 13.70730% undivided interest; KAYE SMITH CLEMENT, as to a 6.85695% undivided interest; and ELAINE SIMMONS PALMER, as to a 6.85695% undivided interest, of record in Instrument No. 200809190095944, in the Register's Office of Davidson County, Tennessee and to WIN SQUARED, LLC, a Tennessee limited liability company, by Quitclaim Deed from WARREN COUNTY FREIGHT LINE, INC., of record in Instrument No. 2026__**__, in the Register's Office of Davidson County, Tennessee. And name change by Acknowledgment of Merger from BGM PROPERTIES, LLC to WIN SQUARED, LLC, of record in Instrument No. 202304050024808, in the Register's Office of Davidson County, Tennessee.

** 202604080028563

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Davidson County taxes for the year 2026 and thereafter, not yet due and payable.

2. All matters shown on plat(s) of record in Minute Book 1, Page 190, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Margaret V. Yunker (Marguerite Yunker) and Metropolitan Government of Nashville and Davidson County, of record in Book 3702, Page 94, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, by and between Marguerite Yunker and Metropolitan Government of Nashville and Davidson County, of record in Book 4015, Page 1, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Inspection and Maintenance Agreement for Private Stormwater Management Facilities, by and between BGM Properties LLC and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 200903230025815, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Agreement for Dedication of Easement for Storm Drainage and Appurtenances, by and between BGM Properties, LLC and The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 200903230025822, in the Register's Office of Davidson County, Tennessee.

7. That portion of the land embraced within the bounds of any public road or thoroughfare.

8. Easement for the flow of the waters of any creek, stream or branch, and the rights of the public therein.

9. Rights of upper and lower riparian owners to the flow of the waters of any creek, stream or branch, free from diminution or pollution.

10. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of any creek, stream or branch.

Certificate of Authenticity

I, Jeananne Thompson, 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 04/01/2026.

Date

Jeananne Thompson

Affiant Signature

04/01/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

KRISTY ENGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-17-2027