Karen Johnson Davidson County
Batch# 1408759 DEEDWARR
04/20/2026 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20260420-0032363

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $160,000.00.

Affiant

Subscribed and sworn before me this the 14 day of April, 2026.

Notary Public
My commission expires: 1/15/2030

CONNIE COOK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

WARRANTY DEED

Address of New Owner:
Precise Concrete Works, LLC
1601 A 16th Ave North
Nashville, TN 37208

(Send Tax Bills To)

PRECISE CONCRETE WORKS LLC
1123 SOUTH THIRD STREET
MEMPHIS ,TN 38106

Tax Information:
081-11-0 594.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RED ROCK SAFEGUARD FUND, LP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRECISE CONCRETE WORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Lot No. 1 on the Final Plat of the North 35 Feet of the South 70 Feet of Lot Number 337 on the Map of McGavock, Wetmore and Others Second Addition, of record in Instrument No. 20250930-0077717, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Red Rock Safeguard Fund, LP, by deed dated 03/18/2025, from Edward D. Russell of The SR Law Group, as Substitute Trustee, of record in Instrument No. 20250321-0020997, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1601 A 16th Ave 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 10 day of April, 2026.

Red Rock Safeguard Fund, LP

Joshua S. Manier

Joshua S Manier, Sole Member of
Red Rock Capital Management, LLC
Its: General Partner

STATE OF CO
COUNTY OF El Paso

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joshua S Manier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the sole member of the within named bargainor, Red Rock Capital Management, LLC, and that he, as such sole member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Joshue S Manier as such sole member.

Witness my hand and official seal this 10 day of April 2026

Sandra Isaacs
Notary Public

My Commission Expires:

01.27.2028

SANDRA ISAACS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164003074
MY COMMISSION EXPIRES JAN 27, 2028

RETURN TO: BRADSHER ALPERT STUART PLLC
5350 POPLAR AVE SUITE 200
MEMPHIS, TN 38119
BAS260316CM

I, Matthew Bradsher, 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 4-10-2026.

Affiant Signature

April 20, 2026
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/28/2029

ELLEN L. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28,2029
COUNTY OF SHELBY