Prepared By and Returnable to:
Polsinelli PC
Attention: Jovanny Nava
7676 Forsyth Boulevard,
Suite 800
St. Louis, Missouri 63105

Karen Johnson Davidson County
Batch# 1456850 DEEDTRS
08/10/2026 01:34:30 PM 10 pgs
Fees: $53.00 Taxes: $51,078.84
20260810-0073525

TRUSTEE'S DEED

Address of New Owner
BC Adams REO LLC
c/o Construction Loan Services II, LLC
1019 39th Avenue Southeast,
Suite 220
Puyallup, Washington 98374
Attention: Tera Dray

Send Tax Bills to:
BC Adams REO LLC
c/o Construction Loan Services II, LLC
1019 39th Avenue Southeast,
Suite 220
Puyallup, Washington 98374
Attention: Tera Dray

Dated: June 1, 2026

WHEREAS, on May 21, 2026, Robert T. Lowell ("**Grantor**"), the Substitute Trustee under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents, Assignment of Contracts and Plans, and Fixture Filing, dated as of April 25, 2023, executed by E3 Construction 1016 W Trinity, LLC, a Tennessee limited liability company (the "**Debtor**"), and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20230503-0032769 (the "**Deed of Trust**"), in consideration of the real and personal property collectively described on **Exhibit A** attached hereto; any portion of the real property which may be personal property; and all other personal property, whether now existing or acquired in the future which is attached to, appurtenant to, or used in the construction or operation of, or in connection with, the real property (collectively, the "**Property**") and of the sum of $13,805,092.57 paid to him by credit bid, the receipt of which is hereby acknowledged, by SG Alternative Title Trust 2023-BC4, who thereafter assigned such credit bid and the right to receive this Trustee's Deed to its affiliate, BC Adams REO LLC ("**Purchaser**" or "**Grantee**"), pursuant to that certain Assignment of Prevailing Credit Bid and Right to Receipt of Trustee's Deed (the "**Assignment of Credit Bid**"), a copy of which is attached hereto as **Exhibit B** and made a part hereof, does hereby BARGAIN, SELL AND CONVEY the Property unto Grantee, to have and to hold for itself, its successors and its assigns, forever. Such conveyance is made without any warranties or recourse whatsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

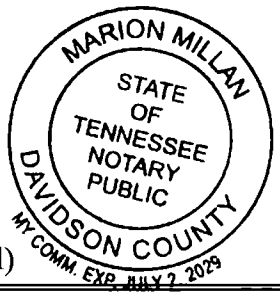
The actual consideration or value, whichever is greater, for this transfer is $13,805,092.57.

Robert T. Lowell
Affiant

Subscribed and sworn to before me this the 1st day of June 2026.

Marion Millan
Notary Public

My commission expires:
July 2, 2029



(Affix Seal)

The undersigned Grantor hereby certifies that:

A. Default having been made by Debtor in the payments of debts and obligations to be paid under the loan secured by the Deed of Trust, SG Alternative Title Trust 2023-BC4 ("**Lender**"), the owner and holder of the Deed of Trust and the indebtedness secured thereby, requested that Grantor advertise and sell the Property according to the terms of the Deed of Trust.

B. In accordance with said request, the Property was advertised for sale in the *The Tennessean*, a newspaper published in Davidson County, Tennessee, on the following dates: April 28, 2026, May 5, 2026 and May 12, 2026. Additionally, the Property was advertised for sale on the website of the third-party internet posting company, www.foreclosurestn.com, for the statutorily required twenty (20) continuous day period. The advertisements gave the time, terms and place of the sale along with a description of the Property. The original sale date was scheduled for May 21, 2026.

C. On May 21, 2026, commencing at 1 P.M. Central Time at the front entrance of the Davidson County Courthouse at 1 Public Square, Nashville, Tennessee 37201, the Property was offered for sale at public outcry to the highest and best bidder for cash, at which sale the Property was struck off and sold by credit bid made by Lender in the amount of $13,805,092.57 (the "**Credit Bid**"), that being the highest and best bid offered.

D. The bid price has been applied in accordance with the provisions of the Deed of Trust and other related loan documents.

E. Lender thereafter assigned the Credit Bid and the right to receiver this Trustee's Deed to Grantee pursuant to the Assignment of Credit Bid.

NOW THEREFORE, Grantor does hereby BARGAIN, SELL AND CONVEY the Property unto Grantee, to have and to hold for itself, its successors and its assigns, forever. Such conveyance is made without any warranties or recourse whatsoever.

[Remainder of page blank; signature page follows.]

IN WITNESS WHEREOF, I, the Grantor, have executed this Trustee's Deed on June 1, 2026.

Robert T. Lowell

Robert T. Lowell, Substitute Trustee

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On June 1, 2026, before me, Marion Millan, a Notary Public in and for said state, personally appeared Robert T. Lowell, Substitute Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Marion Millan

Notary Public in and for said State
My commission expires: July 2, 2029

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Units 1-20, TENSIXTEEN WEST TRINITY LANE, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20230120-0004777, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to E 3 Construction Services, LLC, a Tennessee limited liability company by deed from Black Star Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221213-0129182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction 1016 W Trinity, LLC, a Tennessee limited liability company by Quit Claim Deed from E 3 Construction Services, LLC, a Tennessee limited liability company as of record in the Instrument No. 20230503-0032768, Register's Office for Davidson County, Tennessee.

NOTE: For Informational Purposes Only:

1016 West Trinity Lane, Nashville, Tennessee 37218

Tax IDs:

Unit 1: 070073B00100
Unit 2: 070073B00200
Unit 3: 070073B00300
Unit 4: 070073B00400
Unit 5: 070073B00500
Unit 6: 070073B00600
Unit 7: 070073B00700
Unit 8: 070073B00800
Unit 9: 070073B00900
Unit 10: 070073B001000
Unit 11: 070073B001100
Unit 12: 070073B001200
Unit 13: 070073B001300
Unit 14: 070073B001400
Unit 15: 070073B001500
Unit 16: 070073B001600
Unit 17: 070073B001700
Unit 18: 070073B001800
Unit 19: 070073B001900
Unit 20: 070073B002000

EXHIBIT B

(Assignment of Credit Bid)

202608100073525

ASSIGNMENT OF PREVAILING CREDIT BID AND RIGHT TO RECEIPT OF TRUSTEE'S DEED

THIS ASSIGNMENT OF PREVAILING CREDIT BID AND RIGHT TO RECEIPT OF TRUSTEE'S DEED (the "**Assignment**") is made as of June 1, 2026, by SG Alternative Title Trust 2023-BC4 ("**Assignor**"), for the sole benefit of BC Adams REO LLC, a Delaware limited liability company ("**Assignee**").

RECITALS

The following recitals are a material part of this Assignment:

A. On May 21, 2026, Assignor, the beneficiary under that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents, Assignment of Contracts and Plans, and Fixture Filing, dated as of April 25, 2023, and recorded in the Register's Office of Davidson County, Tennessee, on May 3, 2023 as Instrument No. 20230503-0032769 (as the same may be further amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Deed of Trust**"), executed by E3 Construction 1016 W Trinity, LLC, a Tennessee limited liability company ("**Debtor**") to Trustee Services, Inc., as trustee, for the benefit of Construction Loan Services II, LLC ("**Original Lender**"), placed a credit bid in the amount of $13,805,092.57(the "**Credit Bid**") at a foreclosure sale (the "**Foreclosure Sale**") conducted by Robert T. Lowell, as duly appointed substitute trustee under the Deed of Trust, relating to the real property described on **Exhibit A** hereto.

B. All of the real and personal property encumbered by the Deed of Trust and sold at the Foreclosure Sale is referred to hereinafter collectively as the "**Property**."

C. Assignor, by virtue of its placing the Credit Bid, was the successful bidder at the Foreclosure Sale and obtained the right to receive a deed for all of the Property (the "**Deed**").

D. Assignor and Assignee desire that all right, title and interest in the Property subject to the Foreclosure Sale be vested in Assignee and that the right to receive the Trustee's Deed be vested in Assignee.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby assign and transfer unto Assignee and its successors and assigns the Credit Bid and the right of receipt of the Trustee's Deed, to have and to hold all of the same (including, without limitation, all of the Property described in the Trustee's Deed), forever.

[Remainder of page blank; signature page follows.]

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

SG ALTERNATIVE TITLE TRUST 2023-BC4

By: Construction Loan Services II, LLC
d/b/a Builders Capital
as Authorized Agent

By: _____
Name: Curt Altig
Title: Chairman

Address: c/o Construction Loan Services II, LLC
1019 39th Avenue Southeast,
Suite 220
Puyallup, Washington 98374
Telephone: 206.970.4117

202608100073525

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Units 1 20, TENSIXTEEN WEST TRINITY LANE, as shown on plat of record in Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20230120-0004777, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to E 3 Construction Services, LLC, a Tennessee limited liability company by deed from Black Star Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20221213-0129182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction 1016 W Trinity, LLC, a Tennessee limited liability company by Quit Claim Deed from E 3 Construction Services, LLC, a Tennessee limited liability company as of record in the Instrument No. 20230503 0032768, Register's Office for Davidson County, Tennessee.

NOTE: For Informational Purposes Only:

1016 West Trinity Lane, Nashville, Tennessee 37218

Tax IDs:

Unit 1: 070073B00100
Unit 2: 070073B00200
Unit 3: 070073B00300
Unit 4: 070073B00400
Unit 5: 070073B00500
Unit 6: 070073B00600
Unit 7: 070073B00700
Unit 8: 070073B00800
Unit 9: 070073B00900
Unit 10: 070073B001000
Unit 11: 070073B001100
Unit 12: 070073B001200
Unit 13: 070073B001300
Unit 14: 070073B001400
Unit 15: 070073B001500
Unit 16: 070073B001600
Unit 17: 070073B001700
Unit 18: 070073B001800
Unit 19: 070073B001900
Unit 20: 070073B002000

Certificate of Authenticity

I, Sara Weedman, 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 on June 1, 2026.

Name: Sara Weedman
Title: Paralegal
Date: June 1, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of June, 2026, personally appeared before me, Dara Cancel, Sara Weedman, with whom I am personally acquainted, and who acknowledged that she executed this instrument for the purposes therein contained.

Notary Public

SEAL:

