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

Karen Johnson Davidson County
Batch# 1456851 DEEDTRS
08/10/2026 01:37:30 PM 7 pgs
Fees: $38.00 Taxes: $17,135.74
20260810-0073526

TRUSTEE'S DEED

Address of New Owner
Builders Capital Mortgage Trust 2023-2
c/o Construction Loan Services II, LLC
1019 39th Avenue Southeast,
Suite 220
Puyallup, Washington 98374
Attention: Tera Dray

Send Tax Bills to:
Builders Capital Mortgage Trust 2023-2
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 November 21, 2023, executed by E 3 Construction Services, LLC, a Tennessee limited liability company (the "**Debtor**"), and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20231122-0090893, as amended by that certain Scrivener's Affidavit, dated as of December 5, 2023 and recorded with the Davidson County Register's Office as Instrument No. 20240110-0001973 (collectively, 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 $4,631,280.71 paid to him by credit bid, the receipt of which is hereby acknowledged, does hereby BARGAIN, SELL AND CONVEY the Property unto Builders Capital Mortgage Trust 2023-2, ("**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 $4,631,280.71.

Robert T. Lovell
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, Builders Capital Mortgage Trust 2023-2 ("**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 $4,631,280.71 (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.

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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. JULY 2, 2029

Marion Millan

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

EXHIBIT A

(Legal Description)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. 1 thru 14 and Unit Nos. 42 thru 55 and the Common Area, of The Connect at City Heights Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Connect at City Heights Townhomes, a Horizontal Property Regime, of record in Instrument Number 20231012-0079938, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "1.0" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to E 3 Construction Services LLC, a Tennessee limited liability company by Quitclaim Deed of record at Instrument No. 20231122-0090892, dated November 21, 2023 and recorded November 22, 2023, in the Register's Office of Davidson County, Tennessee.

NOTE: For Informational Purposes Only:

Unit 1: 092100X00100	2477 CLIFTON AVENUE
Unit 2: 092100X00200	2479 CLIFTON AVENUE
Unit 3: 092100X00300	2481 CLIFTON AVENUE
Unit 4: 092100X00400	2483 CLIFTON AVENUE
Unit 5: 092100X00500	2485 CLIFTON AVENUE
Unit 6: 092100X00600	2487 CLIFTON AVENUE
Unit 7: 092100X00700	2489 CLIFTON AVENUE
Unit 8: 092100X00800	2491 CLIFTON AVENUE
Unit 9: 092100X00900	2493 CLIFTON AVENUE
Unit 10: 092100X01000	2495 CLIFTON AVENUE
Unit 11: 092100X01100	2497 CLIFTON AVENUE
Unit 12: 092100X01200	2499 CLIFTON AVENUE
Unit 13: 092100X01300	2501 CLIFTON AVENUE
Unit 14: 092100X01400	2503 CLIFTON AVENUE
Unit 42: 092100X04200	313 CABOOSE COURT
Unit 43: 092100X04300	311 CABOOSE COURT
Unit 44: 092100X04400	309 CABOOSE COURT
Unit 45: 092100X04500	307 CABOOSE COURT
Unit 46: 092100X04600	221 COWCATCHER LANE
Unit 47: 092100X04700	223 COWCATCHER LANE
Unit 48: 092100X04800	225 COWCATCHER LANE
Unit 49: 092100X04900	227 COWCATCHER LANE
Unit 50: 092100X05000	229 COWCATCHER LANE
Unit 51: 092100X05100	231 COWCATCHER LANE
Unit 52: 092100X05100	231 COWCATCHER LANE
Unit 53: 092100X05200	233 COWCATCHER LANE
Unit 54: 092100X05300	235 COWCATCHER LANE

Unit 55: 092100X05400 237 COWCATCHER LANE

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:

