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

Karen Johnson Davidson County
Batch# 1456852 DEEDTRS
08/10/2026 01:38:30 PM 7 pgs
Fees: $38.00 Taxes: $28,231.21
20260810-0073527

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 April 26, 2024, 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. 20240503-0032674, as amended by that certain Scrivner's Affidavit and Notary's Certificate of Correction, dated as of May 7, 2024 and recorded with the Davidson County Register's Office as Instrument No. 20240508-0033874 (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 $7,630,056.49 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 $7,630,056.49.

Robert T. Lavell
Affiant

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

Marion Millan
Notary Public

My commission expires:
July 2, 2029

MARION MILLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. 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 $7,630,056.49 (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, 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)

Land in Davidson County, Tennessee, being Units 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 37, 38, 39, 40, 41, 42, 43, 44, 45 & 46, as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Hidden Hills at North Pointe, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230713-0053779, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to E 3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from E3 Construction BD Capital, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220201-0011743 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 1, 2022.

Being part of the same property conveyed to E3 Construction BD Capital LLC, a Tennessee limited liability company by Quitclaim Deed from E 3 Construction Services, LLC, of record in Instrument No. 220240228-0013631, in the Register's Office for Davidson County, Tennessee.

NOTE: For Informational Purposes Only:

Unit:13	071010L01300	924 CHLOE CIRCLE
Unit:14	071010L01400	922 CHLOE CIRCLE
Unit:15	071010L01500	920 CHLOE CIRCLE
Unit:16	071010L01600	918 CHLOE CIRCLE
Unit:17	071010L01700	916 CHLOE CIRCLE
Unit:18	071010L01800	914 CHLOE CIRCLE
Unit:19	071010L01900	912 CHLOE CIRCLE
Unit:20	071010L02000	910 CHLOE CIRCLE
Unit:21	071010L02100	908 CHLOE CIRCLE
Unit:22	071010L02200	906 CHLOE CIRCLE
Unit:23	071010L02300	904 CHLOE CIRCLE
Unit:24	071010L02400	902 CHLOE CIRCLE
Unit:25	071010L02500	900 CHLOE CIRCLE
Unit:26	071010L02600	828 CHLOE CIRCLE
Unit:27	071010L02700	826 CHLOE CIRCLE
Unit:28	071010L02800	824 CHLOE CIRCLE
Unit:29	071010L02900	822 CHLOE CIRCLE
Unit:30	071010L03000	820 CHLOE CIRCLE
Unit:37	071010L03700	947 CHLOE CIRCLE
Unit:38	071010L03800	945 CHLOE CIRCLE
Unit:39	071010L03900	943 CHLOE CIRCLE
Unit:40	071010L04000	941 CHLOE CIRCLE
Unit:41	071010L04100	925 CHLOE CIRCLE
Unit:42	071010L04200	923 CHLOE CIRCLE

Unit:43	071010L04300	921 CHLOE CIRCLE
Unit:44	071010L04400	905 CHLOE CIRCLE
Unit:45	071010L04500	903 CHLOE CIRCLE
Unit:46	071010L04600	901 CHLOE CIRCLE

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:

