Karen Johnson Davidson County
Batch# 1294537 DEEDWARR
07/08/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,292.00
20250708-0053482

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651257**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 27th day of June, 2025. Notary Public My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner: BBCoop Holdings, LLC 8540 Heirloom Blvd. College Grove, TN 37046	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0B 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Jones O'Connor, Co-Trustee of the Patricia Harris Jones Trust dated March 14, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BBCoop Holdings, LLC**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 29 on the Revised Plan of REVISION NO. 2 SUGARTREE, PHASE NO. 2, of record in Plat Book 4860, Pages 79 and 80, Register's office for said County, and as being amended in Book 5005, Page 144; Book 5010, Page 117; Book 5015, Page 550; Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5122, Page 326; Book 5169, Page 426; Book 5188, Page 331; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93, said Register's office by deletion and replacing of new table of floor areas and lot coverages, to which plan and amendments thereof reference is here made.

Being the same property conveyed to Patricia Harris Jones Trust dated March 14, 2024, by Quitclaim Deed from Patricia Harris Jones, of record in Instrument No. 20240315-0017924, in the Register's Office of Davidson County, Tennessee, dated March 14, 2024 and recorded on March 15, 2024. Patricia Harris Jones died on March 23, 2024. See Probate Case# 24P929 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Howard W. Jones, III and wife, Patricia Harris Jones, by Warranty Deed from Connie H. Allen, a single person, of record in Instrument No. 20180820-0082076, in the Register's Office of Davidson County, Tennessee, dated August 15, 2018 and recorded on August 20, 2018. The said Howard W. Jones, III died on March 09, 2019, leaving Patricia Harris Jones as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION NO. 2 SUGARTREE, PHASE NO. 2, as recorded in Plat Book 4860, Page(s) 79 and 80 as amended in Book 5005, Page 144; Book 5010, Page 117; Book 5015, Page 550; Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5122, Page 326; Book 5169, Page 426; Book 5188, Page 331; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page

93 and Plat Book 4675, Page(s) 161 and 162; as amended in Book 4912, Page 276 and Plat Book 4860, Page(s) 56 and 57.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157; Supplementary Declaration in Book 4874, Page 463; as being amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; Book 11758, Page 466; Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7061, Page 100.

Charter for Sugartree Homeowners Association Inc., recorded as Book 5365, Page 903; Book 5636, Page 525; Book 5639, Page 45; Book 5683, Page 667 and Book 5683, Page 670.

Common Open Space Deed recorded as Book 5683, Page 675.

Easement for the flow of the waters of Sugartree Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sugartree Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Sugartree Creek.

This is improved property located at 29 Washington Park Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2025.

Patricia Harris Jones Trust

Kathleen Jones O'Connor

BY: Kathleen Jones O'Connor, Co-Trustee

STATE OF ILLINOIS)
COUNTY OF COOK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen Jones O'Connor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Trustee for The Patrica Harris Jones Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of June, 2025.

Notary Public
My Commission Expires: 12/14/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 27. 2025.

Affiant Signature

8th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028