Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County Batch # 1378589 DEEDWARR 02/10/2026 09:35:03 AM 2 pgs Fees: $13.00 Taxes: $7,770.00 20260210-0009964	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00. Affiant Subscribed and sworn to before me, this the 9th day of February, 2026. Notary Public My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number
Beattie Living Trust dated October 18, 2019	New owner	116-08-0B-029.00-CO
29 Washington Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BBCOOP HOLDINGS LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY BEATTIE AND KAREN BEATTIE, CO-TRUSTEES OF BEATTIE LIVING TRUST DATED OCTOBER 18, 2019**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 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 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 20, 2018.

The said Howard W. Jones, III died on March 8, 2019, and the property vested in Patricia Harris Jones, his surviving spouse.

Being the same property conveyed to The Patricia Harris Jones Trust dated March 14, 2024 by Quitclaim Deed from Patricia Harris Jones of record in Instrument No. 20240315-0017924 Register's Office for Davidson County, Tennessee, dated March 14, 2024 and recorded on March 15, 2024.

Being the same property conveyed to BBCoop Holdings LLC by Warranty Deed from Kathleen Jones O'Connor, Co-Trustee of the Patricia Harris Jones Trust dated March 14, 2024 of record in Instrument No. 20250708-0053482 Register's Office for Davidson County, Tennessee, dated June 27, 2025 and recorded on July 08, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 29 Washington Park, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of February, 2026.

BBCoop Holdings LLC, a Wyoming Limited Liability Company

By: _____
Zackry Cooper, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zackry Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of BBCoop Holdings LLC, a Wyoming Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of February, 2026.

_____
Notary Public

My Commission Expires: 11-8-28

