Karen Johnson Davidson County
Batch# 1402530 DEEDWARR
04/07/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20260407-0027801

26-75-SM Box #14

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is 175,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 3rd day of April, 2026.<br><br>Notary Public<br>My commission expires: 5/8/29<br>(AFFIX SEAL) |
|---|---|

CHRISTY TESCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

| Address of New Owner(s) as follows:<br>Nonna Cohen | Send Tax Bills To:<br><br>**"New Owner"** | Map-Parcel Numbers<br><br>117-11-0B-042-00 |
|---|---|---|
| 3600 Hillsboro Pike Unit C10<br>Nashville, TN 37215 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BMB Family Limited Partnership, a Tennessee limited partnership, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Nonna Cohen, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit C-10, Parcel 42 on the Revised Plan of the Villager East Condominium apartments, of record in Plat Book 5200, page 235, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to BMB Family limited partnership, A Tennessee limited partnership, by Quitclaim Deed dated September 21, 2009, from Truman L. Bean, Jr., and Kimberly Bean, of record in Instrument No. 20090923-0088453, in said Register's Office.

Being part of the same property conveyed to Truman L. Bean, Jr. and wife, Kimberly Bean by Warranty Deed dated May 21, 2001, from Ralph E. Bryan, of record in Instrument No. 20010523-0053690, in said Register's Office for Davidson County, Tennessee.

**THE conveyance of the above described parcel of land is subject to the following:**

**Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 117-11-0B-042-00.**

**The Plan of record in Plat Book 5200, page 235, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

**Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 4110, page 245, in said Register's Office.**

**Master Deed of The Villager East of record in Book 5457, page 298, said Register's Office, By-Laws appended thereto in Book 5457, page 338, in said Register's Office.**

**Charter of The Villager East Homeowners' Association, Inc., of record in Book 5450, page 744, in said Register's Office.**

This is improved (_X_) Unimproved (____) property, known as 3600 Hillsboro Pike, Unit C10, Nashville, TN 37215.

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) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 3rd day of April, 2026.

BMB Family Limited Partnership
a Tennessee Limited Partnership

By: Kimberly Bean
Name: Kimberly Bean
Its: Limited Partner

BMB Family Limited Partnership
a Tennessee Limited Partnership

By: Truman Bean
Name: Truman Bean
Its: Limited Partner

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kimberly Bean and Truman Bean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be BMB Family Limited Partnership, a Tennessee limited partnership, the within-named bargainor, and who further acknowledged that they, as such Limited Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Limited Partners for the said Limited Partnership.

WITNESS my hand, at office, this 3rd day of April, 2026.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/2026

I, Stephanie Martin, 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 3rd day of April, 2026.

Date: 3rd day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of April, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29