This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 937823 DEEDWARR
11/04/2022 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $2,848.63
20221104-0118860

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DONALD E LYALL AND CLAUDELLE E LYALL, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN LOWELL DOWDY AND HAZEL CARNEY-DOWDY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING TRACT 12 AND A PORTION OF TRACT 11 FROM THE BOUNDARY SURVEY & TRACTS BY BOB CUMMINGS, LAND SURVEYORS, UPDATED FEBRUARY 29, 1988, AND A SURVEY BY RAGAN-SMITH ASSOCIATES, INC, DATED APRIL 19, 2005, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH CAP STAMPED RAGAN-SMITH ASSOCIATES, THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 12 ON THE EASTERLY SIDE OF A 50 FOOT WIDE EASEMENTS FOR INGRESS/EGRESS, PRESENTLY CALLED COUGAR COVE AND PROCEEDING AS FOLLOWS: LEAVING SAID EASEMENT, SOUTH 66 DEG 31' 29" EAST 551.47 FEET TO A 5/8 INCH IRON ROD (OLD) WITH NO CAP; THENCE SOUTH 73 DEG 27' 00" EAST 325.57 FEET TO A 3/4 INCH IRON ROD (OLD) WITH NO CAP, THE NORTHEASTERLY PROPERTY CORNER OF THIS TRACT; THENCE WITH THE COMMON PROPERTY LINE OF FRANK LESLIE IRWIN SR AND WIFE, KATHERINE O IRWIN, AS OF RECORD IN DEED BOOK 4551, PAGE 246, REGISTER'S OFFICE OF DAVIDSON COUNTY (RODC), TENNESSEE, IN PART, LAUREN SUTER CATO, AS OF RECORD IN DEED BOOK 6520, PAGE 75, RODC, TENNESSEE, AND OF SUE GARRETT SUTER AND HUSBAND, TURNER L SUTER, AS OF RECORD IN DEED BOOK 4550, PAGE 256, RODC, TENNESSEE, IN PART, SOUTH 02 DEG 01' 42" WEST 322.33 FEET TO A 5/8 INCH IRON ROD (OLD) WITH NO CAP; THENCE CONTINUING WITH SAID SUE GARRETT SUTER AND HUSBAND, TURNER L SUTER, SOUTH 01 DEG 56' 13" WEST 121.10 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED RAGAN-SMITH ASSOCIATES; THENCE LEAVING SUTER AND SEVERING LOT 11 MAKING A NEW LINE, NORTH 62 DEG 25' 45" WEST 1060.71 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED RAGAN-SMITH ASSOCIATES, THE SOUTHWESTERLY PROPERTY CORNER OF THIS TRACT, ON THE EASTERLY SIDE OF SAID 50 FOOT WIDE EASEMENT; THENCE WITH SAID EASTERLY SIDE OF SAID EASEMENT, NORTH 27 DEG 28' 06" EAST 109.02 FEET TO A 5/8 INCH IRON ROD (OLD) WITH NO CAP; THENCE CONTINUING WITH THE EASTERLY SIDE OF SAID EASEMENT, NORTH 27 DEG 32' 32" EAST 189.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 331,061 SQUARE FEET OR 7.60 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN AND TO A 50 FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BETWEEN SAID TRACT AND COOPERTOWN ROAD, AND BEING MORE COMPLETE DESCRIBED BY DEED OF RECORD IN BOOK 10470, PAGE 983, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DONALD E LYALL AND WIFE, CLAUDELLE E LYALL, BY WARRANTY DEED FROM ROBERT NICHOLS AND WIFE, DIANE NICHOLS, DATED MAY 5, 2017, OF RECORD IN INSTRUMENT NO 20170522-0050358, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **5039 COUGAR CV, Joelton, TN 37080**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 31st day of October, 2022.

Donald E Lyall
DONALD E LYALL

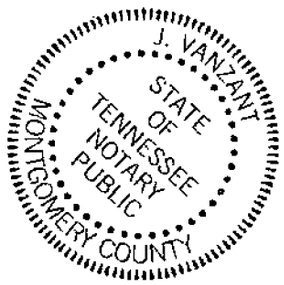
Claudelle E Lyall
CLAUDELLE E LYALL

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DONALD E LYALL and CLAUDELLE E LYALL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 31st day of October, 2022.

J. Vanzant
Notary Public
My Commission Expires: 2/18/26



STATE OF Tennessee
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$769,900.00**.

Affiant

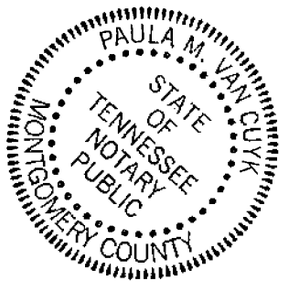
Subscribed and sworn to before me, this the 1st day of November, 2022.

NOTARY PUBLIC
My commission expires 5/13/2025

Address New Owner(s) as follows:
RYAN LOWELL DOWDY AND HAZEL CARNEY-DOWDY
5239 Cougar Cove
Joelton, TN. 37080

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 004 00 0 163.00



True Copy of Certification

I, Paula M. Van Cuyk, 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 is a true and correct copy of the original document executed and authenticated according to law on the 31st day of October, 2022.

Paula M. Van Cuyk

Date: 11-3-2022

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn and subscribed before me on this the 3rd day of November, 2022.

Notary Public

My Commission Expires: 9-18-2024

SEAL

