Karen Johnson Davidson County
Batch# 1382669 DEEDWARR
02/19/2026 07:50:30 AM 4 pgs
Fees: $23.00 Taxes: $3,163.50
20260219-0013051

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00 Affiant Notary My Commission Expires: _____ SUBSCRIBED AND SWORN TO BEFORE ME THIS: Feb 10, 2026.



WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
5039 Cougar CV Trust 5039 Cougar Cove Road Joelton, TN 37080	**New Owner**	004 00 0 163.00

THIS WARRANTY DEED OF REALTY, executed as of February __10___, 2026, by **Ryan Lowell Dowdy and Hazel Carney-Dowdy,** Husband and Wife, (collectively the "Grantor"), for consideration paid, grant to the **5039 COUGAR CV TRUST DATED FEBRUARY 10, 2026** (the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at

5039 Cougar Cove Road, Joelton, Tennessee 37080, and bounded and described as follows:

Parcel 1

Land Situated in Davidson County, Tennessee. 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.

Parcel 2

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.

Being the same property conveyed to Ryan Lowell Dowdy and Hazel Carney-Dowdy, Husband and Wife, by Warranty Deed from Donald E. Lyall and Claudelle E. Lyall, Husband and Wife, of record in Instrument No. 20221104-0118860 in the Register's Office of Davidson County, Tennessee, dated October 31, 2022, and recorded on November 04, 2022.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2026 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE PAGE(S) TO FOLLOW]

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Ryan Lowell Dowdy

Hazel Carney-Dowdy

STATE OF TN :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Ryan Lowell Dowdy and Hazel Carney-Dowdy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this February 10, 2026.

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 2.15.28

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 2/12/2026 (date of document).

Affiant Signature

2/12/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

