Karen Johnson Davidson County
Batch# 1413138 DEEDWARR
04/29/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260429-0037874

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 39149
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $315,000.00

Sydney Rogers Cowan
Affiant Signature

Subscribed and sworn to before me on this the 28 Day of April, 2026

Notary Public
My Commission expires 07 / 02 / 2029

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

NAME AND ADDRESS OF PROPERTY OWNER:

Sydney Bennett Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust under agreement dated May 17, 2021
4524 Beacon Drive, Nashville TN 37215

SEND TAX BILLS TO:
CrossCountry Mortgage
2160 Superior Ave, Cleveland OH 44114

MAP AND PARCEL NUMBER: 142060D03000CO

WARRANTY DEED
26NT00632

Effective the 28 Day of April, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard B. Hurlburt, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sydney Bennett Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust under agreement dated May 17, 2021

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 in Davidson County, Tennessee, being Unit No. 84A on the Plan of Doral Country Villa - Section Seven, of record in Plat Book 5200, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, Section VII, a horizontal property regime established by Master Deed of record in Book 5532, page 727, amended in Book 5623, page 252, said Register's Office.

Being the same property conveyed to Richard B. Hurlburt, unmarried, by deed dated December 17, 1986, recorded December 19, 1986, from William C. Malugen, Jr. and wife, Nancy Louise Malugen of record in Book 7075, page 338, Register's Office for Davidson County, Tennessee.

Commonly Known As: 532 Doral Country Dr, Nashville, TN 37221-2606

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of April, 2026

Richard B. Hurlburt
State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Richard B. Hurlburt**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 12/27/2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/28/26 (date of document).

Affiant Signature

4/29/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

