Karen Johnson Davidson County
Batch# 1456423 DEEDWARR
08/07/2026 09:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260807-0072808

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
William Russell Cowart and Linda Lu Cowart, Trustees of the
Cowart Trust Dated July 31, 2026
1258 Wheatley Forest Drive
Brentwood, TN 37027

Map-Parcel Number: 133-06-217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, William R. Cowart and wife Linda L. Cowart, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto William Russell Cowart, Linda Lu Cowart and Gregory Scott Boughner as Trustees of the Cowart Trust Dated July 31, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. I on the plan of Anton & Sparks Subdivision, as shown on plan of record in Plat Book 4470, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Thomas L. Yount by Deed from James M. Fischer, Jr. and Robert B. Miller, individually, of record in Book 9020, Page 566, Register's Office for Davidson County, Tennessee, and further conveyed to Thomas L. Yount, as Trustee of the TLY Trust #22598 originally established on February 25, 1998, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary by Quitclaim Deed from Thomas L. Yount of record in Book 11295, Page 374, said Register's Office and further conveyed to TLY Investments, LLC, a Tennessee limited liability company, by Trustees' Quitclaim Deed from Thomas L. Yount, as Trustee of the TLY Trust #22598 originally established February 25, 1998, of record in Instrument Number 20070321-0034474, said Register's Office, and further conveyed to THOMAS L. YOUNT and PAMELA JANE YOUNT WHITE, CO-TRUSTEES of the TLY TRUST #22598 u/a/d February 25, 1998, by that

Quitclaim Deed of record in Instrument Number 20090902-0082279, said Register's Office.

Being the same property conveyed to William R. Cowart and wife Linda L. Cowart by Warranty Deed from Thomas L. Yount and Pamela Jane Yount White, Co-Trustees of the TLY Trust #22598 u/a/d February 25, 1998 of record in Instrument Number 20090902-0082280, Register's Office for Davidson County, Tennessee.

(a) Matters shown on the plan of record in Book 4470, Page 158, Register's Office for Davidson County, Tennessee.
(b) 60 foot setback restriction contained in Deed from John Ozier et ux Mildred to Jerry M. Turrentine, of record in Book 3706, Page 251, said Register's Office.
(c) Sign Lease Agreement, of record in Book 6156, Page 358, said Register's Office.
(d) Sign Lease Agreement by and between Thomas L. Yount and National Advertising Company, of record in Book 9092, Page 322, said Register's Office.
(e) Easement for sanitary sewers and/or storm drainage, of record in Book 3857, Page 582, said Register's Office.

This conveyance is subject to any and all easements and/or restrictions of record and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as: 3733 Nolensville Road and 3733 Nolensville Pike, Nashville, TN 37211.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that they 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 they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS THEY RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 31st day of July, 2026.

GRANTORS:

William R. Cowart

Linda L. Cowart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me William R. Cowart and Linda L. Cowart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 31st day of July, 2026.

Sara O. Thomas, NOTARY PUBLIC
My Commission Expires: September 28, 2026

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 July 31, 2026.

Sara Thomas
Attorney at Law

July 31, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 31 day of July, 2026.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 20, 2029