Karen Johnson
Batch # 1257285
04/08/2025 08 39 07 AM
Fees $28 00 Taxes $3,496 50
Davidson County
DEEDWARR
5 pgs
20250408-0026412

Name and Address of New Owner:
Laura E. Eickholz Trust dated February 28, 2025
1005 South Street
Nashville, TN 37203

Send Tax Bills To:
Jeffrey J. Eickholz, Trustee
Laura E. Eickholz Trust dated February 28, 2025
1005 South Street
Nashville, TN 37203

This Instrument is Prepared By:
Whitlow, Roberts, Houston & Straub, PLLC
300 Broadway
Paducah, KY 42001

Map & Parcel No: 105-01-2C-001.00

GENERAL WARRANTY DEED

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey Joseph Eickholz (a/k/a Jeffrey J. Eickholz), a single person, and Laura Ellen Eickholz, a single person,** "the Grantors", have this day bargained and sold by these presents does hereby sell, give, transfer, and convey unto **Jeffrey J. Eickholz, Trustee of the Laura E. Eickholz Trust dated February 28, 2025, the "Grantee",** the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit A on the Declaration of Covenants, Conditions, and Restrictions of the 1005 South Street Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160602-0055689, said Register's Office to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jeffrey Joseph Eickholz and Laura Ellen Eickholz, husband and wife, by Deed dated November 25, 2020, and recorded December 9, 2020, from Andrew Finger as Instrument No. 20201209-0143372, in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 1005 South Street, Nashville, TN 37203.

This conveyance is subject to the following:

1.) All matters on the Plan of Record in Instrument No. 20160602-0055689, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq* , incorporated herein by reference.

3.) All encumbrances, casements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 28th day of February, 2025.

GRANTOR

JEFFREY JOSEPH EICKHOLZ

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF MCCRACKEN)

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **JEFFREY JOSEPH EICKHOLZ, a single person, as Grantor**, this 28th day of February, 2025.

Commission Expires: 11-6-2025

Notary Identification Number: KYNP38921

Notary Public

ERIC C STRAUB
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
COMMISSION EXPIRES

GRANTOR

LAURA ELLEN EICKHOLZ

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF MCCRACKEN)

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **LAURA ELLEN EICKHOLZ, a single person, as Grantor**, this 28th day of February , 2025.

Commission Expires: 11-6-2025

Notary Identification Number: KYNP38921

Notary Public

AFFIDAVIT OF VALUE

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF MCCRACKEN)

The undersigned hereby offer this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $945,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JEFFREY JOSEPH EICKHOLZ

(Affiant)

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF MCCRACKEN)

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **JEFFREY JOSEPH EICKHOLZ**, this 28th day of February, 2025.

Commission Expires: 11-6-2025

Notary Identification Number: KYNP38971

Notary Public

ERIC C STRAUB
NOTARY PUBLIC
STATE AT LARGE - KENTUCKY
COMMISSION # KYNP38971

LAURA ELLEN EICKHOLZ
(Affiant)

COMMONWEALTH OF KENTUCKY)
) SS
COUNTY OF MCCRACKEN)

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **LAURA ELLEN EICKHOLZ**, this 28th day of February, 2025.

Commission Expires: 11-6-2025

Notary Identification Number: KYNP38911

Notary Public

I hereby certify that the foregoing instrument was drafted by Whitlow, Roberts, Houston & Straub, PLLC, 300 Broadway, P.O. Box 995, Paducah, Kentucky 42002-0995. The description was provided to the undersigned by one of the parties, and its accuracy is not certified, nor has any examination of title been performed.

The undersigned attorney is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRC 6045(e) or other applicable law.

BY: _____
Darren R. Smith