Karen Johnson Davidson County
Batch# 1352113 DEEDWARR
12/02/2025 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251202-0095375

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION.

This Instrument Prepared by and
After Recording Return to:
Lane M. Thompson
Tennessee Bar No. 042005
WYATT, TARRANT & COMBS, LLP
400 West Market Street, Suite 2000
Louisville, Kentucky 40202

WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and entered into this 25th day of November, 2025, and is by and between **REBECCA EAGLE, TRUSTEE OF THE REBECCA M. EAGLE REVOCABLE TRUST** ("Grantor") and **REBECCA M. EAGLE**, a married person ("Grantee").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the real property, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and as more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the aforesaid Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, Grantee's successors and assigns, in fee simple forever.

This Conveyance is made subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any relating to the Property, but only to the extent they are still in force and effect and shown of record in Davidson County, Tennessee, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matter which would be revealed by inspection and/or current survey of the Property.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property; that Grantor has good right to sell and convey the same; that Grantor has been in peaceable and undisturbed possession of the Property; that the same is unencumbered except for as herein stated; and that the Grantor binds Grantor, Grantor's successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims and demands of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of the deed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of November, 2025.

GRANTOR:

THE REBECCA M. EAGLE REVOCABLE TRUST

Rebecca M Eagle

REBECCA EAGLE, Trustee

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

On this day of 25th day of November, 2025, before me personally appeared REBECCA EAGLE, Trustee of THE REBECCA M. EAGLE REVOCABLE TRUST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and who, upon oath, acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

WITNESS my hand and Notarial Seal at office, this 25th day of November, 2025.

William Seth Todd

Notary Public

WILLIAM SETH TODD NOTARY ID KYNP82828 COMM. EXP. 12-13-2027 NOTARY PUBLIC STATE AT LARGE, KENTUCKY

[affix seal]

Notary ID # KYNP82828

My Commission Expires: 12-13-2027

Consideration Affidavit

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The undersigned ("Affiant") hereby swears or affirms that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

AFFIANT:

REBECCA M. EAGLE

Subscribed and sworn to before me this 25th day of November, 2025.

Notary Public



[affix seal]

Notary ID # KYNP82828

My Commission Expires: 12-13-2027

Recording Information

Property Address:	**Tax Parcel No.:**	**New Owner and Address:**	**Mail Tax Bills To:**
401 Bowling Avenue #2 Nashville, TN 37205	104-13-A-00.300co	Rebecca M. Eagle 1243 Cherokee Rd Louisville, KY 40204	Rebecca M. Eagle 1243 Cherokee Rd Louisville, KY 40204

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 2, Building Site No. 3, as shown on the Plan of Richmeade Place, Section One, as of record in Book 4860, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Rebecca Eagle, Trustee of the Rebecca M. Eagle Revocable Trust, by a Quit Claim Deed, of record in Instrument No. 20200320-0030649 in the Register's Office for Davidson County, Tennessee.

The property's address is 401 Bowling Avenue #2, Nashville, TN.

The property is improved.

The legal description is the same as that in the vesting deed to Grantor.

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