THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION.

Karen Johnson Davidson County
Batch# 1353662 DEEDWARR
12/04/2025 09:13:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20251204-0096267

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 M. EAGLE**, a married person ("Grantor") and **BOWLING AVE LLC**, a Kentucky limited liability company ("Grantee").

WITNESSETH:

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:

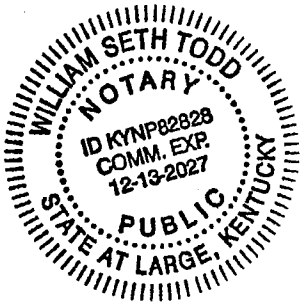
Rebecca M Eagle

REBECCA M. EAGLE

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

On this day of 25th day of November, 2025, before me personally appeared REBECCA M. EAGLE, 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.



Notary Public

[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:

BOWLING AVE LLC, a Kentucky limited liability company

Rebecca M Eagle

REBECCA M. EAGLE, MANAGER

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

William Seth Todd

Notary Public

[affix seal]

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

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	BOWLING AVE LLC 1243 Cherokee Rd Louisville, KY 40204	BOWLING AVE LLC 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 M. Eagle, by a Warranty Deed, of record in Instrument No. 20251202-0095375 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.

102113169.1

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

W. A. Tull
Affiant

Subscribed and sworn before me, this 3rd day of December, 2025

Terri Woolfolk
Notary

Terri Woolfolk
KYNP62509

My Commission Expires 12-15-2026

NOTARY ID # KYNP62509
TERRI WOOLFOLK
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES DEC. 15, 2026

Certificate of Authenticity

I, W. Seth Todd, 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 12-3-2025.

Date

W. Seth Todd

Affiant Signature

12-3-2025

Date

State of Kentucky

County of Jefferson

Sworn to and subscribed before me this 3rd day of December, 2025.

Notary's Signature

My Commission Expires: December 15, 2026

Date

(Affix seal on paper)

NOTARY ID # KYNP62508
TERRY WOOLFOLK
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES DEC. 15, 2026