Karen Johnson Davidson County
Batch# 1403377 DEEDWARR
04/08/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260408-0028396

STATE OF Tennessee
COUNTY OF ~~Sumner~~ Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2026.

Notary Public
MY COMMISSION EXPIRES: 4.25.29
File No. 26-25335

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kaleisha Walker	Republic Bank & Trust	025-08-0A-045.00 CO
250 S Downs Circle	200 S 7th Street	
Goodlettsville, TN 37072	Louisville, KY 40202	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Brendan Eskin, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaleisha Walker, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 45, Phase 1A, Parkview Preserve, as shown at Instrument No. 20190415-0034123, in the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for a more particular description of said property.

BEING same property previously conveyed to Brendan Eskin and Marissa Manzo, as joint tenants with right of survivorship, by Warranty Deed from Carrie L. Myers, a single woman, dated December 10, 2021 and recorded December 14, 2021 in Instrument No. 20211214-0165266, Register's Office for Davidson County, Tennessee.

FURTHER, BEING the same property conveyed to Brendan Eskin by Quitclaim Deed from Marissa Manzo, dated July 12, 2022 and recorded August 26, 2022 in Instrument No. 20220826-0096396, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 250 S. Downs Circle, Goodlettsville, TN 37072.

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, and we do covenant with the said

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, and we do covenant with the 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 3rd day of April, 2026.

Brendan Eskin

STATE OF FL
COUNTY OF Hillsborough

On this 3rd day of April, 2026, before me personally appeared Brendan Eskin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of April, 2026.

Notary Public State of Florida
Diego Toro
My Commission HH 594039
Expires 10/18/2028

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 April 2, 2026.

Affiant
Date: April 7, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7 day of April 2026

Notary Public

My Commission Expires: 7.30.29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY