Karen Johnson Davidson County
Batch# 1425583 DEEDWARR
05/27/2026 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260527-0048170

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Betty Saint Victor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Betty Saint Victor	Princeton Mortgage Corporation	Map: 136-14-0-147.00
(NAME) 3619 Butler Rd	(NAME) 439 Grand Avenue	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Ewing, NJ 08628	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($399,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MENA ESHAK, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTY SAINT VICTOR, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 104, on the Plan of Revised, Castlegate, Section 2-A, of record in Book 5200, Page 10, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mena Eshak, a married man, by deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260219-0013313, dated February 17, 2026, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 10, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4649, Page 295, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 3619 Butler Rd, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 27th day of May, 2026.

Mena Eshak
Mena Eshak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mena Eshak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of May, 2026.

My Commission Expires:
11/2/24

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Channing Miles, 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 May 27, 2026.

(AFFIANT) – Channing Miles

05/27/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of May, 2026.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY