FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 08/14/2026 Notary Public MY COMMISSION EXPIRES: 03/28/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1464302 DEEDWARR
08/26/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260826-0078815

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2008

File #26-6207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mena Eshak	**Mena Eshak**	**043-14-0-068.00**
911 Peony Court Smyrna, TN 37167	**911 Peony Court Smyrna, TN 37167**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Park Center Inc.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mena Eshak, a married man as his sole and seperate property,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Bernice L. Dickerson's revised subdivision described as follows:

Said Lot No. 8 begins in the westerly margin of Lanier Drive at a point 425 feet southerly from the southerly margin of Old Hickory Boulevard, being the corner of Lots No. 7 and 8, thence westerly with the line of said lots 214.2 feet to a point 452 feet southerly from said Boulevard, thence southerly 50 feet to the northerly line of Lot No. 9; thence easterly with same 212.7 feet to the westerly margin of Lanier Drive; thence northerly with same 50 feet to the beginning.

Being the same property conveyed to House of Friendship/Park Center Association, Inc. by Warranty Deed from Metropolitan Development and Housing Agency, recorded January 5, 1989, of record in Book 7745, Pages 507-508, in the Register's Office of Davidson County, Tennessee.
**House of Friendship/Park Center Association, Inc. having since changed it's name to Park Center Inc by Aricles of Amendment filed June 6, 1990 with the Tennessee Secretary of State.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **126 Lanier Dr, Madison, TN 37115-3813**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 14th day of August 2026.

Park Center Inc.

Amanda Bracht, Chief Executive Officer

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Amanda Bracht**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the **Chief Executive Officer for Park Center, Inc.**, executed the foregoing instrument for the purposes therein contained bysigning on behalf of **Park Center, Inc.**

Witness my hand and official seal on this the 14th day of August 2026

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 11/20/29

202608260078815

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **08/14/2026** (date of document).

Affiant Signature

08/14/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **14th** day of **August**, 20**26**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29