WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283094 DEEDWARR
06/09/2025 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250609-0044910

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26 (AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jack Chambers	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
3962 Lawing Dr.	3940 N. Ravenswood Ave Ste 2W	04107009000
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **DS Investments & Rentals LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Chambers, unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 18 on the Plan of Bell Valley of record in Plat Book 3500, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Marydale Drive, the common corner of Lots Numbers 18 and 19, thence on a line between said lots Northwardly 138.1 feet to a point on the Southerly line of Lot Number 17; thence on a line between Lots Numbers 17 and 18 Eastwardly 108.2 feet to a point on the Westerly margin of Lawing Drive; thence along said margin Southwardly 99.72 feet a concrete monument marking the beginning of a curve; thence around said curve 38.0 feet to a concrete monument; thence along the Northerly margin of Marydale Drive Westwardly 1151.7 feet to the point of beginning.

Being the same property conveyed to DS Investments & Rentals LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated August 23, 2023, and being of record at Instrument No. 20230828-0067067 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3962 Lawing Dr. Nashville, TN 37207
(House Number) (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 27 day of May, 2025.

DS Investments & Rentals LLC

Ethan Daniels Member

By: Ethan Daniels, Member

Member

By: Brian Stringer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ethan Daniels and Brian Stringer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of DS Investments & Rentals LLC, the within named bargainor, a Limited Liability Company, and that such members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of DS Investments & Rentals LLC.

WITNESS my hand and official seal at office this 27 day of May, 2025.

Notary Public

My Commission Expires: 7-3-26

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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, 2025.

Signature
May 27, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 27, 2025

Notary's Signature

My Commission Expires: 8.12.28

