Karen Johnson Davidson County
Batch# 1326856 DEEDQC
09/25/2025 01:26:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250925-0076633

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ethan Daniels, a married man** ("Grantor"), hereby remises, releases, conveys, and quit claims unto **DS Investments & Rentals, LLC, a Tennessee Limited Liability Company** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of BELLSHIRE TERRACE / PINEVIEW COTTAGES, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20250813-0064581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ethan Daniels, a married man by Warranty Deed from Pamela Polk Brown, married of record in Instrument No. 20241101-0084853 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on November 1, 2024. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 25th day of **September, 2025.**

Ethan Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ethan Daniels,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **September, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **September, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/06/29

JORDYN NESBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1357 Bellshire Terrace Dr, Nashville, TN 37207**
TAX PARCEL NO.:	**050030C00100CO**
PROPERTY OWNER:	**DS Investments & Rentals, LLC**
OWNER'S ADDRESS:	1357 Bellshire Terrace Dr Nashville, TN 37207
MAIL TAX BILLS TO:	1357 Bellshire Terrace Dr Nashville, TN 37207

Certificate of Authenticity

I, Holly A. Mason, 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 September 25, 2025.

Affiant Signature

9/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026