Karen Johnson Davidson County
Batch# 1404484 DEEDWARR
04/10/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20260410-0029376

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

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
Mohammed Naser, and Branden Perez	**Mohammed Naser, and Branden Perez**	
(NAME)	(NAME)	
2715 Dickerson Pike	2715 Dickerson Pike	P/O 050-03-0-049.00 NEW - 050-03-0C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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 **Mohammed Naser, unmarried, and Branden Perez, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 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 for Bellshire Terrace/Pineview Cottages, a Horizontal Property Regime with Private Elements at 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 the same property conveyed to DS Investments & Rentals, LLC, a Tennessee Limited Liability Company by Deed dated September 25, 2025 from Ethan Daniels, a married man, recorded September 25, 2025, in Instrument Number 20250925-0076633, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Official Records of 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 1357 Bellshire Terrace Dr., Nashville, TN 37207

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 9 day of April, 2026.

DS Investments & Rentals, LLC, a Tennessee Limited Liability Company

By: Member
Brian Stringer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared Brian Stringer, Member of DS Investments & Rentals, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of DS Investments & Rentals, LLC, the within named bargainor, a Limited Liability Company, and that such Ethan Daniels and Brian Stringer, Members of DS Investments & Rentals, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Tennessee, this 9th day of April, 2026.

Notary Signature

Printed Name: Cheryl M Rodgers

My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness my hand this 10th day of April, 2026.

DS Investments & Rentals, LLC, a Tennessee Limited Liability Company

By: Ethan Daniels Member
Ethan Daniels, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cheryl M Rodgers of the state and county mentioned, personally appeared Ethan Daniels, Member of DS Investments & Rentals, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of DS Investments & Rentals, LLC, the within named bargainor, a Limited Liability Company, and that such Ethan Daniels, Members of DS Investments & Rentals, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Tennessee, this 10th day of April, 2026.

Notary Signature

Printed Name: Cheryl M Rodgers

My commission expires: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 4/9/26.

Affiant Signature

4/9/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON