THIS INSTRUMENT PREPARED BY
Tabitha Bancroft
First Integritty Title Company
501 S. Cherry Street
Suite 700
Glendale, CO 80246

When Recorded Please Return To:
Mitchell SFR, LLC, a Delaware limited liability company
C/O Flock Homes, Inc., 2930 Umatilla Street #2, Denver, CO 80211

Karen Johnson Davidson County
Batch# 1234088 DEEDQC
02/04/2025 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250204-0008415

File No.: 108-2419473-TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Mitchell SFR, LLC, a Delaware limited liability company C/O Flock Homes, Inc., 2930 Umatilla Street #2, Denver, CO 80211	Mitchell SFR, LLC, a Delaware limited liability company C/O Flock Homes, Inc., 2930 Umatilla Street #2, Denver, CO 80211	173 09 0A 368.00

THIS INDENTURE made this 8 day of January, 2025 between, Charles SFR, LLC, a Delaware limited liability company, First Party, and Mitchell SFR, LLC, a Delaware limited liability company, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit: all right, title and interest

See Exhibit "A" attached hereto and made a part hereof

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 8 day of January, 2025

Charles SFR, LLC, a Delaware limited liability company

By: _____

Chad Nowakowski
As: Authorized Signatory

STATE OF Virginia

COUNTY OF Albemarle

The foregoing instrument was acknowledged before me this 8th day of January, 2025 , by Chad Nowakowski as Authorized Signatory for Charles SFR, LLC, a Delaware limited liability company

_____
Notary Public

Witness my hand and official seal.
My Commission Expires: August 31 2026

GARY WALLACE HUGHES
NOTARY PUBLIC
REG # 266048
COMMISSION EXPIRES 8/31/2026
COMMONWEALTH OF VIRGINIA

STATE OF Virginia
COUNTY OF Albemarle

The actual consideration of this transfer is $0.00.

_____
Affiant - Chad Nowakowski as Authorized Signatory for Charles SFR, LLC, a Delaware limited liability company

Subscribed and sworn to before me this 8 day of January, 2025.

_____
Notary Public

My Commission Expires: August 31 2026

GARY WALLACE HUGHES
NOTARY PUBLIC
REG # 266048
COMMISSION EXPIRES 8/31/2026
COMMONWEALTH OF VIRGINIA

EXHIBIT "A"

PARCEL 1-TN:

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. 302 on the PLAN OF LENOX VILLAGE, PHASE FIVE of record in Plat at Instrument No. 20050120-0007427, 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 Charles SFR, LLC, a Delaware Limited Liability Company, by Warranty Deed from Anish Baijal, and Alka Baijal, husband and wife, of record in Instrument No. 20241001-0075883, in the Register's Office of Davidson County, Tennessee, dated September 20, 2024 and recorded on October 01, 2024.

Being the same property conveyed to Anish Baijal and Alka Baijal, husband and wife, by Warranty Deed from Kyle Campbell, an unmarried man, of record in Instrument No. 20180206-0011826, in the Register's Office of Davidson County, Tennessee, dated February 02, 2018 and recorded on February 06, 2018.

DAVIDSON COUNTY REGISTER OF DEEDS

CERTIFICATE OF AUTHENTICITY

I, David Lopez do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document attached - **Quit Claim Deed** dated January 8, 2025 from , as Grantor to Charles SFR LLC, a Delaware limited liability company and Mitchell SFR LLC, a Delaware limited liability company , as Grantee - 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.

This 16th day of January, 2025.

David Lopez

11/16/2025
Date

Subscribed and sworn to before me this 16 day of January, 202 By David Lopez.

Notary Public

ALI VICTORIA HAGMAN
NOTARY PUBLIC - STATE OF COLORADO
Notary ID 20224007671
My Commission Expires 2/23/2026