Send tax bills to:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PKWY
ATLANTA, GA 30339

Karen Johnson Davidson County
Batch# 1305693 DEEDWARR
08/04/2025 09:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,476.30
20250804-0061397

Name and address of new owner:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PKWY
ATLANTA, GA 30339

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-590535

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 164 03 0A 054.00

WARRANTY DEED

This Deed executed this 30 day of July 2025, for good consideration of **Three Hundred Ninety-Nine Thousand and 00/100 Dollars ($399,000.00)**, I (We) **EUGENE VASSER, II, UNMARRIED AND AMY HAYES, UNMARRIED** whose mailing address is 2037 HAMILTON HILL DRIVE, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 600 GALLERIA PKWY, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

Land situated in the County of Davidson, State of Tennessee:

Being more particularly described as Lot 54 as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number 201611090118395 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same Property conveyed from LENNAR HOMES OF TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, to EUGENE VASSER, II AND AMY HAYES, HUSBAND AND WIFE, of record in Instrument No. 20171128-0121193, Recorded on 11/28/2017, in the Register's Office for DAVIDSON County Records.

Note: Eugene Vasser, II and Amy Hayes Divorced pursuant to Docket No. 25D380

APN: 164 03 0A 054.00
Property Address: 2037 HAMILTON HILL DRIVE, ANTIOCH, TN 37013

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 30 day of July, 20 25.

EUGENE VASSER, II

AMY HAYES

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 30 day of July, 20 25, before me personally appeared **EUGENE VASSER, II AND AMY HAYES,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 399,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 30th day of July , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 2037 Hamilton Hill Drive, Antioch, TN 37013

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 July 30, 2025 (date of document).

Affiant Signature

July 30, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th day of July, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

