Send tax bills to:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY, STE. 300
ATLANTA, GA 30339

Name and address of new owner:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY, STE. 300
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

Karen Johnson Davidson County
Batch# 1316713 DEEDWARR
08/29/2025 04:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20250829-0069588

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD., STE. 600, BUILDING 700
DULUTH, GA 30096
File No. MNT-592788

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

Map parcel number: 064-13-0B-115-00

WARRANTY DEED

This Deed executed this 27th day of August 2025, for good consideration of Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00), I (We) **FARRON C. TAYLOR, SINGLE**, whose mailing address is 1029 ISLAND BROOK, HENDERSONVILLE, TN 37075, hereby bargain, deed, and convey to **FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP,** whose mailing address is 600 GALLERIA PARKWAY, STE. 300, ATLANTA, GA 30339, the following described land in DAVIDSON County, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revision Conway Court, Phase III of record in Plat Book 7900, Page 689, 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 by Warranty Deed from LAURA A. JELLIE, UNMARRIED, to FARRON C. TAYLOR, A SINGLE MAN, of record in Instrument No. 20201218-0150130, Dated 12/11/2020 and Recorded on 12/18/2020, in the Register's Office for DAVIDSON County Records.

APN: 064-13-0B-115-00
Property Address: 802 CONWAY PLACE, OLD HICKORY, TN 37138
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.

WITNESS the hands and seal of said Grantors this 27th day of August, 20 25.

FARRON C. TAYLOR

STATE OF TN)
) SS.
COUNTY OF Sumner)

On this 27th day of August, 20 25, before me personally appeared **FARRON C. TAYLOR,** 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)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: May 8, 2029

My Commission Expires
May 8, 2029

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 375000.00 .

AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 8/27/2025 (date of document).

Affiant Signature

8/27/2025

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of August, 2025,

Notary's Signature

My Commission Expires: ROBYNN MILLER DeKalb County My Commission Expires April 19, 2027

Notary's Seal (if on paper)