THIS INSTRUMENT PREPARED BY
Tabitha Bancroft
First Integrity 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.,
2942 N 24th St Suite 115
Phoenix, AZ 85016
File No.: 108-2514904-R

Karen Johnson Davidson County
Batch# 1342147 DEEDQC
11/05/2025 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251105-0088097

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., 2942 N 24th St Suite 115, Phoenix, AZ 85016	Mitchell SFR LLC, a Delaware limited liability company C/O Flock Homes, Inc., 2942 N 24th St Suite 115, Phoenix, AZ 85016	16210013200 16205007600 14812020200

THIS INDENTURE made this 16th of October, 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 16th day of October, 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 16th day of October, 2025 , by Chad Nowakowski as Authorized Signatory for Charles SFR LLC, a Delaware limited liability company

_____
Notary Public

JASON MCCANTS BARWICK NOTARY PUBLIC REG # 7962516 COMMISSION EXPIRES 03/31/2029 COMMONWEALTH OF VIRGINIA

Witness my hand and official seal.
My Commission Expires: 03/31/2029

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 16th day of October, 2025.

_____
Notary Public

My Commission Expires: 03/31/2029

JASON MCCANTS BARWICK NOTARY PUBLIC REG # 7962516 COMMISSION EXPIRES 03/31/2029 COMMONWEALTH OF VIRGINIA

EXHIBIT A

The land referred to herein is situate in Davidson County, State of Tennessee and is described as follows:

PARCEL 1-TN

The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Brook-view-Estates, Section II, of record in Plat Book 4660, page 163, Register's Office for Davidson County, Tennessee

Said Lot No. 132 fronts 43.70 feet on the northeasterly margin of Sue Court and extends back 118.22 feet on the westerly lines and 203.76 feet on the southeasterly line to a broken line in the rear, measuring 207.57 feet thereon.

Being the same property conveyed from The Wentzel Family Living Trust dated October 25, 2001 to Charles SFR LLC, a Limited Liability Company by Warranty Deed dated October 30, 2001 and recorded on July 31, 2025 as Instrument No. 20250731-0060835 in the Records of the Davidson County Register of Deeds.

For information purposes only: 609 Sue Ct (Unit 609 and 611), Antioch, TN 37013
APN/Parcel ID: 16210013200

PARCEL 2-TN

The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Hickory Valley, Section I, of record in Plat Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from The Wentzel Family Living Trust dated October 25, 2001 to Charles SFR LLC, a Limited Liability Company by Warranty Deed dated October 30, 2001 and recorded on July 31, 2025 as Instrument No. 20250731-0060835 in the Records of the Davidson County Register of Deeds.

For information purposes only: 5321 Townes Ct (Unit 5321 and 5323), Nashville, TN 37211
APN/Parcel ID: 16205007600

PARCEL 3-TN

The following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 19-A, on the Plan of the Zone Lot Division of Lot No. 19, Hazelwood, Section 12, of record in Plat Book 6200, Page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed from The Wentzel Family Living Trust dated October 25, 2001 to Charles SFR LLC, a Limited Liability Company by Warranty Deed dated October 30, 2001 and recorded on July 31, 2025 as Instrument No. 20250731-0060835 in the Records of the Davidson County Register of Deeds.

For information purposes only: 4617 Artelia Dr, Antioch, TN 37013
APN/Parcel ID: 14812020200

CERTIFICATE OF AUTHENTICITY

I, Angelyna Baker 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 October 22, 2025 from Charles SFR LLC, a Delaware limited liability company, as Grantor to 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 22nd day of October, 2025.

Angelyna Baker

10/22/2025
Date

Subscribed and sworn to before me this 22nd day of October, 2025.

By Angelyna Baker

Notary Public

PRISCILLA CRUZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214050069
MY COMMISSION EXPIRES 12/30/2025