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

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

**Recordation Requested By/Return to:**
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-607765

Karen Johnson Davidson County
Batch# 1386629 DEEDWARR
02/27/2026 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20260227-0015817

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

Map parcel number: 164-12-0B-008-00

# WARRANTY DEED

This Deed executed this 25th day of February 2026, for good consideration of **Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00)**, I (We) **CHRISTOPHER SHAUNTELL SIMMONS AND ANGELA ELIZABETH SIMMONS FKA ANGELA ELIZABETH SHARBER, HUSBAND AND WIFE** whose mailing address is 1013 HARWELL LANE, MURFREESBORO, TN 37128, hereby bargain, deed, and convey to **FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 600 GALLERIA PKWY, SUITE 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. 8 on the plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.**

Being the same Property conveyed to CHRISTOPHER SHAUNTELL SIMMONS, UNMARRIED AND ANGELA ELIZABETH SHARBER, UNMARRIED, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP from NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, of record in Instrument No. 20191120-0119795, Recorded on 11/20/2019, in the Register's Office for DAVIDSON County Records.

APN: 164-12-0B-008-00
Property Address: 3793 PIN HOOK ROAD, 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 25th day of February, 20 26.

**CHRISTOPHER SHAUNTELL SIMMONS**

**ANGELA ELIZABETH SIMMONS FKA ANGELA ELIZABETH SHARBER**

STATE OF Tennessee )
) SS.
COUNTY OF Davidson )

On this 25th day of February, 2026, before me personally appeared **CHRISTOPHER SHAUNTELL SIMMONS AND ANGELA ELIZABETH SIMMONS FKA ANGELA ELIZABETH SHARBER** 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)

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Heather M. Childs
Notary Public
My Commission Expires: 11/05/29

**OATH OF VALUE STATEMENT**

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 25th day of February, 20 26

Notary Public
My commission expires: 11/05/29
SEAL

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# 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 February25,2026 (date of document).

Affiant Signature

2/25/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25 day of February,2026, ~~2025~~

Notary's Signature

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

Notary's Seal (if on paper)