Karen Johnson Davidson County
Batch# 1391348 DEEDWARR
03/10/2026 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,009.86
20260310-0019210

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

Name and address of new owner:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY, 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-606108

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

Map parcel number: 4208015700

WARRANTY DEED

This Deed executed this 3 day of March 2026, for good consideration of Two Hundred Seventy-Two Thousand Nine Hundred Thirty-Six and 00/100 Dollars ($272,936.00), I (We) **PORTICO 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** whose mailing address is BEACON RIDGE CAPITAL MGMT., 205 Dandra Street, Suite 200 WEST PALM BEACH, FL 33401, hereby bargain, deed, and convey to **FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP,** whose mailing address is 600 GALLERIA PARKWAY, SUITE 300, ATLANTA, GA 30339, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Heritage View Subdivision, Section Two of record in Plat Book 7900, Page 37, 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 from JP INVESTMENT GROUP LLC, to PORTICO 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220817-0093117, Recorded on 08/17/2022, in the Register's Office for DAVIDSON County Records.

APN: 4208015700
Property Address: 1660 LIBERTY HILL DRIVE, MADISON, TN 37115
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 our hand this 3 day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Portico 3, LLC, a Delaware limited liability company by Colosseum Equity Owner, LLC, a Delaware limited liability company, its member by BRCM Pantheon SFR JV, LLC, a Delaware limited liability company, its member by BR-MGR JV1, LLC, a Delaware limited liability company, its manager by BRCM SFR-IO GP-PF, LLC, a Delaware, limited liability company, its member by Beacon Ridge Capital Management LLC, a Delaware limited liability company, its managing member

By: _____

Its: Authorized Signatory

STATE OF FL
COUNTY OF Palm Beach

Before me, the undersigned Notary Public, on this 3 day of March, 2026, personally appeared Robert Donald Napp, the Authorized Signatory of Beacon Ridge Capital Management LLC, a Delaware limited liability company managing member of BRCM SFR-IO GP-PF, LLC, a Delaware limited liability company who acknowledged that he/she executed the foregoing instrument on behalf of Portico 3, LLC, a Delaware limited liability company, for the purposes therein contained.

Before me,

_____
Notary Public
My Commission Expires: 4/4/28

MELISSA LOVASCO
Notary Public - State of Florida
Commission # HH 506432
My Comm. Expires Apr 4, 2028
Bonded through National Notary Assn.

OATH OF VALUE STATEMENT

STATE OF FL
COUNTY OF Palm Beach

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 272,936.00, 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 3 day of March, 2026.

Notary Public
My commission expires: 4/4/28
SEAL

MELISSA LOVASCO
Notary Public - State of Florida
Commission # HH 506432
My Comm. Expires Apr 4, 2028
Bonded through National Notary Assn.

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

I, Tia Williams, 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 March 03, 2026 (date of document).

Affiant Signature

March 03, 2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 3 day of March, 20 26,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)