Karen Johnson Davidson County
Batch# 1400216 DEEDWARR
04/01/2026 01:40:30 PM 5 pgs
Fees: $28.00 Taxes: $1,576.20
20260401-0025989

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
FinCEN Reporting Notice: BC Law Firm, P.A. prepared this instrument pursuant to a limited document preparation engagement. Unless expressly agreed in writing, BC Law is not acting as the reporting person under the FinCEN Residential Real Estate Reporting Rule and disclaims any responsibility for related reporting obligations.

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
ATTN RECORDING
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-611364

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

Map parcel number: 164 07 0B 025.00

WARRANTY DEED

This Deed executed this 27 day of March 20 26, for good consideration of Four Hundred Twenty-Six Thousand and 00/100 Dollars **($426,000.00)**, I (We) **MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** whose mailing address is PO BOX 331235, NASHVILLE, TN 37203, 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:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 25 and all common areas as shown on the Final Plat for Providence Arbours, of record in Instrument No 20220708-0078998, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same Property conveyed from PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to MIDTOWN REALTY, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, by QUITCLAIM DEED of record in Instrument No. 20230616-0045980, Recorded on 06/16/2023, in the Register's Office for DAVIDSON County Records.

Being the same Property conveyed from PROGRESSIVE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by QUITCLAIM DEED of record in Instrument No. 20230616-0045980, Recorded on 06/16/2023, in the Register's Office for DAVIDSON County Records.

APN: 164 07 0B 025.00
Property Address: 1184 ALCOVE WAY, 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 our hand this 27 day of March, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____

Name: Harold Johnson

Title: Member

STATE OF TN)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 27 day of March, 20 26, by Harold Johnson, who is personally known to me (or satisfactorily proven) to be the Sole member of **MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

_____
Notary Public
My Commission Expires: 3-8-2028

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 1126,2225, 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 27 day of March, 2026

Notary Public
My commission expires: 3-8-2028
SEAL

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

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 **3/27/26** (date of document).

Affiant Signature

3/27/26

Date

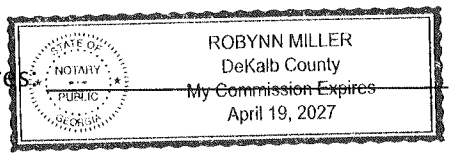
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this **27th** day of **MARCH 2026**, **20XX**

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)