Karen Johnson Davidson County
Batch# 1402168 DEEDWARR
04/06/2026 01:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20260406-0027385

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

Name and address of new owner:
FKH SFR Q, L.P.
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

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-611813

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

Map parcel number: 174-09-0B-032-00

WARRANTY DEED

This Deed executed this 30 day of March 2026, for good consideration of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)**, I (We) **ANANNYA NATH, MARRIED, HEREIN JOINED BY SPOUSE, TAMAL DAS** whose mailing address is 712 TISCHER DR. 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. 32, on the FINAL PLAT, KINGSPORT, PHASE 1, of record in Instrument No. 20171117-0118044, as corrected in Instrument No. 20171205-0123987, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same Property conveyed from HVH VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, to ANANNYA NATH, A MARRIED WOMAN, of record in Instrument No. 20230203-0008173, Recorded on 02/03/2023, in the Register's Office for DAVIDSON County Records.

APN: 174-09-0B-032-00
Property Address: 873 PRESTON 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 30 day of March, 2026.

Anannya Nath.
ANANNYA NATH

Tamal Das
TAMAL DAS

STATE OF TN)
) SS.
COUNTY OF Sumner)

On this 30 day of March, 2026, before me personally appeared **ANANNYA NATH AND TAMAL DAS** 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)

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 TN
COUNTY OF Sumner

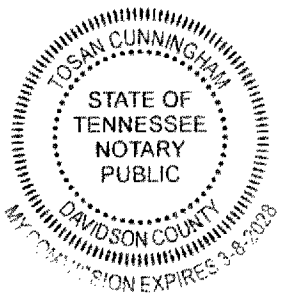
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 450,000/-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ahanmya Nath

Affiant

Sworn to and subscribed before me, this the 30 day of March, 20 26.

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



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 30 2026 (date of document).

Affiant Signature

03/30/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 30 TH day of MARCH, 20 26,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)