Karen Johnson Davidson County
Batch# 1403434 DEEDWARR
04/08/2026 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20260408-0028464

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-611153

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

Map parcel number: 136-05-0A-016-00

WARRANTY DEED

This Deed executed this 27th day of March 20 26, for good consideration of Four Hundred Thousand and 00/100 Dollars ($400,000.00), I (We) **GIRMA MESHESHA AND ZENEBECH BALCHA, HUSBAND AND WIFE,** whose mailing address is 913 FERNHURST CT, ANTIOCH, TN 37013, 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. 16 on the Plan of Bayview Estates, Phase One, First Revision, of record in Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same Property conveyed from ZELALEM M. KIDANA AND YORDANOS WORDAFO, HUSBAND AND WIFE, to GIRMA MESHESHA AND ZENEBECH BALCHA, HUSBAND AND WIFE, of record in Instrument No. 202101150007154, Recorded on 01/15/2021, in the Register's Office for DAVIDSON County Records.

APN: 136-05-0A-016-00
Property Address: 2940 HARBOR LIGHTS DRIVE, NASHVILLE, TN 37217
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 the hands and seal of said Grantors this 27th day of March, 20 26.

Girma Meshesha
GIRMA MESHESHA

Zenebech Balcha
ZENEBECH BALCHA

STATE OF Virginia)
) SS.
COUNTY OF Prince William County, VA)

On this 27th day of March, 20 26, before me personally appeared **GIRMA MESHESHA AND ZENEBECH BALCHA** 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)

Mark Christopher Hewitt

Notary Public 8049360
My Commission Expires: 02/28/2027

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Mark Christopher Hewitt

REGISTRATION NUMBER
8049360
COMMISSION EXPIRES
February 28, 2027

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ **400,000**.

AFFIANT

Subscribed and sworn to before me, this **27TH** day of **MARCH**, 2026.

NOTARY PUBLIC
My Commission Expires:

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Property Address:

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

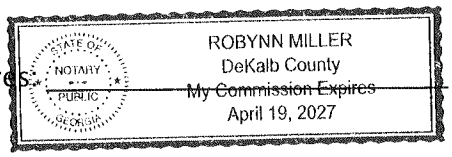
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this **27TH** day of **MARCH**, 2026,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)