Karen Johnson Davidson County
Batch# 1405723 DEEDWARR
04/15/2026 09:29:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20260415-0030646

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:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
ATTN RECORDING
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-613766

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

Map parcel number: 064-16-0D-216-00

WARRANTY DEED

This Deed executed this 9 day of April 20 26, for good consideration of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)**, I (We) **STEVEN C. RILEY, MARRIED** whose mailing address is 3230 BLUEWATER TERRACE, NASHVILLE, TN 37217, 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, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 341 on the plan of Section Four, Truxton Park of record in Instrument No. 20020528-0064435, Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same Property conveyed from GRETA G. COE, AN UNMARRIED WOMAN, to STEVEN C. RILEY, UNMARRIED, of record in Instrument No. 20190730-0074951, Recorded on 07/30/2019, in the Register's Office for DAVIDSON County Records.

APN: 064-16-0D-216-00
Property Address: 2809 SUMMER HOLLOW LANE, HERMITAGE, TN 37076
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 9 day of April, 20 26.

STEVEN C. RILEY

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 9 day of April, 20 26, before me personally appeared **STEVEN C. RILEY** 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) JEANETTE MARTINEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

Notary Public
My Commission Expires: Oct. 4, 2027

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 $ 400,000, 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 9 day of April, 2026.

Notary Public
My commission expires: Oct. 4, 2027
SEAL

JEANETTE MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

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 APRIL 9, 2026 (date of document).

Affiant Signature

APRIL 09, 2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 9TH day of APRIL, 20 26,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)