Karen Johnson Davidson County
Batch# 1413545 DEEDWARR
04/30/2026 08:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,625.04
20260430-0038097

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

Name and address of new owner:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
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-615986

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 173 16 0A 193.00

WARRANTY DEED

This Deed executed this 27th day of April 2026, for good consideration of **Four Hundred Thirty-Nine Thousand Two Hundred and 00/100 Dollars ($439,200.00)**, I (We) **KEVIN A. ADDERLY, MARRIED, HEREIN JOINED BY SPOUSE, ANGELA BURR ADDERLY** whose mailing address is 11442 EAGLE VAIL COURT, JACKSONVILLE, FL 32221, 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. 108 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016 as corrected in Instrument No. 20030331-0042208, 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 KEVIN A. ADDERLY, to KEVIN A. ADDERLY, HUSBAND, AND ANGELA BURR ADDERLY, WIFE, by QUITCLAIM DEED of record in Instrument No. 20140710-0060855, Recorded on 07/10/2014, in the Register's Office for DAVIDSON County Records.

Being the same Property conveyed from GAYLE M. ADDERLY, A/K/A GALE M. DUNCAN ENNIS, UNMARRIED to KEVIN A. ADDERLY, UNMARRIED, by QUITCLAIM DEED of record in Instrument No. 20120612-0051254, Recorded on 06/12/2012, in the Register's Office for DAVIDSON County Records.

Being the same Property conveyed from BEAZER HOMES CORP., DBA PHILLIPS BUILDERS to KEVIN ADDERLY AND WIFE, GAYLE ADDERLY, by WARRANTY DEED of record in Instrument No. 20060531-0063727, Recorded on 05/31/2006, in the Register's Office for DAVIDSON County Records.

APN: 173 16 0A 193.00
Property Address: 3812 GRANT RIDGE LANE, 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 27th day of April, 2026.

KAA
KEVIN A. ADDERLY

ANGELA BURR ADDERLY

STATE OF Florida)
) SS.
COUNTY OF MIAMI-DADE)

On this 27th day of April, 2026, before me personally appeared **KEVIN A. ADDERLY and ANGELA BURR ADDERLY** 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)

BRENDA A CALDERIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH-426528
My Commission Expires 07/26/2027

Brenda A. Calderin
Notary Public
My Commission Expires: 07/26/2027

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 $ 439,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tyler B. Calderin/KAA
Affiant

Sworn to and subscribed before me, this the 27th day of April, 2026.

Brenda A. Calderin
Notary Public
My commission expires: 07/26/2027

SEAL

BRENDA A CALDERIN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH-426528
My Commission Expires 07/26/2027

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 27, 2026 (date of document).

Affiant Signature

4/27/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 27 day of April, 2026,

Notary's Signature

My Commission Expires: ROBYNN MILLER DeKalb County My Commission Expires April 10, 2027

Notary's Seal (if on paper)