Karen Johnson Davidson County
Batch# 1418847 DEEDWARR
05/11/2026 04:09:30 PM 6 pgs
Fees: $33.00 Taxes: $1,228.40
20260511-0042442

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-615645

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

Map parcel number: 176-01-0A-003-00

WARRANTY DEED

This Deed executed this 7 day of May 2026, for good consideration of **Three Hundred Thirty-Two Thousand and 00/100 Dollars ($332,000.00)**, I (We) **JULIUS D. SANFORD, MARRIED, HEREIN JOINED BY SPOUSE, NICHOLE D. SANFORD** whose mailing address is **2175 Cason Lane, Mufreesboro, TN 37128**, 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, TN, Being Lot No. 3, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description thereof.

Being the same Property conveyed to JULLUS D. SANFORD AND NICHOLE D. SANFORD, HUSBAND AND WIFE from ERIC J. PUSCHMANN AND WIFE, RENA PUSCHMANN, of record in Instrument No. 20181231-0126155, Recorded on 12/31/2018, in the Register's Office for DAVIDSON County Records.

APN: 176-01-0A-003-00
Property Address: 5048 SINGING HILLS DRIVE, 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 7 day of May, 2026.

JULIUS D. SANFORD

NICHOLE D. SANFORD

STATE OF Tn)
) SS.
COUNTY OF Dawdson)

On this 7 day of May, 2026, before me personally appeared **JULIUS D. SANFORD AND NICHOLE D. SANFORD** 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)

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 4/21/29

Exhibit "A"

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, TN, Being Lot No. 3, on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description thereof.

Being the same Property conveyed to JULLUS D. SANFORD AND NICHOLE D. SANFORD, HUSBAND AND WIFE from ERIC J. PUSCHMANN AND WIFE, RENA PUSCHMANN, of record in Instrument No. 20181231-0126155, Recorded on 12/31/2018, in the Register's Office for DAVIDSON County Records.

OATH OF VALUE STATEMENT

STATE OF TN
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 $ 332,000.00, 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 7 day of May, 2026

Notary Public
My commission expires: 4/22/29

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 MAY 7, 2026 (date of document).

Affiant Signature

05/07/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 7TH day of MAY, 2026,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)