Karen Johnson Davidson County
Batch# 1422172 DEEDWARR
05/19/2026 03:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,505.90
20260519-0045214

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:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-617285

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

Map parcel number: 182-01-0A-074-00

WARRANTY DEED

This Deed executed this 13th day of May 20 26, for good consideration of **Four Hundred Seven Thousand and 00/100 Dollars ($407,000.00)**, I (We) **JOSHUA REEDY AND STEPHANIE REEDY, HUSBAND AND WIFE** whose mailing address is 3200 HIDDEN CREEK DR, 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:

Situated in the County of Davidson, State of Tennessee:

Being Lot 74 Sunset Hills, Phase One, Section Two, as shown of record in Plat Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same Property conveyed from ROBERT LANCE OUTLAW, UNMARRIED, to JOSHUA REEDY AND STEPHANIE REEDY, HUSBAND AND WIFE, of record in Instrument No. 20201223-0152637, Recorded on 12/23/2020, in the Register's Office for DAVIDSON County Records.

APN: 182-01-0A-074-00
Property Address: 3200 HIDDEN CREEK 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 13th day of May, 2026.

Joshua Reedy
JOSHUA REEDY

Stephanie Reedy
STEPHANIE REEDY

STATE OF Texas)
) SS.
COUNTY OF Brazoria)

On this 13th day of May, 20 26, before me personally appeared **JOSHUA REEDY AND STEPHANIE REEDY,** 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 STATE OF TEXAS
Tamie Mason
ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

Tamie Mason
Notary Public
My Commission Expires: 07/22/2027

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

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

$ 407,000.

AFFIANT

Subscribed and sworn to before me, this 13TH day of MAY, 2026.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
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 5/13/26 (date of document).

Affiant Signature

5/13/26

Date

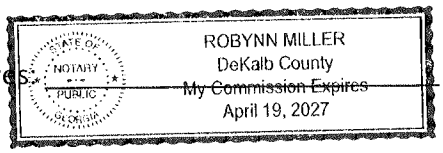
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13TH day of MAY, 2026,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)