Karen Johnson Davidson County
Batch# 1428019 DEEDWARR
06/04/2026 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20260604-0050618

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

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-614701

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

Map parcel number: 164-03-0E-039-00

WARRANTY DEED

This Deed executed this 1st day of June 2026, for good consideration of **Four Hundred Fifteen Thousand and 00/100 Dollars ($415,000.00)**, I (We) **JOSEPH EISSIX HOWARD, MARRIED, HEREIN JOINED BY SPOUSE, RAMONA HOWARD** whose mailing address is 437 HIGHPOINT TERRACE, BRENTWOOD, TN 37027, 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:

Lot 39 on Final Plat Hamilton Church Manor Phase 2 of record as Instrument Number 20210104-0001231, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being the same Property conveyed to JOSEPH EISSIX HOWARD by Special Warranty Deed from CENTURY COMMUNITIES OF TENNESSEE, LLC of record in DOC#/BOOK-PAGE: 20230310-0017492 / NA, Register's Office for Davidson County, Tennessee, dated 3/9/2023 and recorded on 3/10/2023.

APN: 164-03-0E-039-00
Property Address: 1225 FOXTON 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.

WITNESS the hands and seal of said Grantors this 1st day of June, 20 26.

JOSEPH EISSIX HOWARD

RAMONA HOWARD

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 1st day of June, 20 26, before me personally appeared **JOSEPH EISSIX HOWARD and RAMONA HOWARD** 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
My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 415,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 1 day of JUNE , 20 26.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address:

1225 Foxton Lane, Antioch, TN 37013 (Davidson)

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 06/01/2026 (date of document).

Cynthia Brown
Affiant Signature

06/01/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1 day of JUNE, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

