Karen Johnson Davidson County
Batch# 1435159 DEEDWARR
06/17/2026 11:44:30 AM 5 pgs
Fees: $28.00 Taxes: $1,624.30
20260617-0054982

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

Name and address of new owner:
FKH SFR Q, L.P., A DELAWARE LIMITED PARTNERSHIP
600 GALLERIA PARKWAY
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-613991

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

Map parcel number: 173-08-0A-067-00

WARRANTY DEED

This Deed executed this 11 day of June 20 26, for good consideration of **Four Hundred Thirty-Nine Thousand and 00/100 Dollars ($439,000.00)**, I (We) **AKIRA LEWIS, AS ADMINISTRATOR OF THE ESTATE OF LETHIA THREALKILL LEWIS** whose mailing address is 2141 CENTURY FARMS PARKWAY, 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, ATLANTA, GA 30339, the following described land in DAVIDSON County, Tennessee, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee being Lot No. 21 on the Final Plat, Section Two, Deer Valley. "Cluster Lot Subdivision" of record in Instrument No. 20060106-00023333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same Property conveyed to LETHIA T. LEWIS, UNMARRIED by Warranty Deed from S & Y CONSTRUCTION, INC., A TENNESSEE CORPORATION, of record in DOC#/BOOK-PAGE: 20060921-0117404 / NA, in the Register's Office for DAVIDSON County Records, dated 9/20/2006 and recorded on 09/21/2006.

APN: 173-08-0A-067-00
Property Address: 5672 DEER VALLEY TRAIL, 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 11 day of June, 20 26.

Administrator

AKIRA LEWIS, AS ADMINISTRATOR OF THE ESTATE OF LETHIA THREALKILL LEWIS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 11th day of June, 20 26, before me personally appeared **AKIRA LEWIS, AS ADMINISTRATOR OF THE ESTATE OF LETHIA THREALKILL LEWIS** 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

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 439,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Administrator
Affiant

Sworn to and subscribed before me, this the 11th day of June, 2026.

Notary Public
My commission expires: May 8, 2028
SEAL

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

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 6/11/2026 (date of document).

Affiant Signature

6/11/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 11 day of June, 2026,

Notary's Signature

My Commission Expires

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary's Seal (if on paper)