Karen Johnson Davidson County
Batch# 1435664 DEEDWARR
06/18/2026 08:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,628.00
20260618-0055204

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-617244

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

Map parcel number: 181-03-0A-218-00

WARRANTY DEED

This Deed executed this 15 day of June 20 26, for good consideration of **Four Hundred Forty Thousand and 00/100 Dollars ($440,000.00)**, I (We) **LAURA MICHELLE SMALL AND CHRISTOPHER SMALL, WIFE AND HUSBAND** whose mailing address is 6501 BUTTERCUP DRIVE, NASHVILLE, TN 37221, 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, Tennessee, to wit:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Revision One 3rd Addition to Indian Creek RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050301-0022508, in the Register's Office for Davidson County, Tennessee. to which Plan reference Is hereby made for a more complete description of the property.

Being the same Property conveyed from RUTH L. WILKINS AND MATTHEW WILKINS, WIFE AND HUSBAND, to LAURA MICHELLE SMALL AND CHRISTOPHER SMALL, WIFE AND HUSBAND, of record in Instrument No. 20200514-0050311, Recorded on 05/14/2020, in the Register's Office for DAVIDSON County Records.

APN: 181-03-0A-218-00
Property Address: 6935 CALDERWOOD 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 15th day of June, 2026.

Laura Michelle Small

LAURA MICHELLE SMALL

Christopher Small

CHRISTOPHER SMALL

STATE OF Florida)
) SS.
COUNTY OF Miami Dade)

On this 15th day of June, 2026, before me personally appeared **LAURA MICHELLE SMALL AND CHRISTOPHER SMALL** 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)

KEVYNE MERVYN OGADAH
Notary Public - State of Florida
Commission # HH651403
Expires on March 13, 2029

Kevyne Mervyn Ogadah Kevyne Mervyn Ogadah

Notary Public
My Commission Expires: 03/13/2029

Notarized remotely online using communication technology via Proof.

Christopher Small and Laura Michelle Small provided (2) State of Tennessee Driver's Licenses.

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 $ 440,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 15 day of June , 2026 .

NOTARY PUBLIC

My Commission Expires: 9.21.29

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Property address: 6935 Calderwood Drive, Antioch, TN 37013

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 June 15, 2026 (date of document).

Affiant Signature

6/15/206
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 15 day of June, 2026,

Notary's Signature

My Commission Expires

ROBYNN MILLER
DeKalb County
My Commission Expires
April 10, 2027

Notary's Seal (if on paper)