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

Karen Johnson Davidson County
Batch# 1451772 DEEDWARR
07/27/2026 11:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,293.15
20260727-0068037

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-618607

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

Map parcel number: 150-02-0-295-00

WARRANTY DEED

This Deed executed this 13 day of July 2026, for good consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars ($355,000.00), I (We) **HOWARD BERRY, JR., WIDOW(ER)** whose mailing address is 3711 DICKERSON PIKE, APT B 215, NASHVILLE, TN 37207, 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 116 on the Plan of Harbor Gate, Revised, Section Two, as of record in Plat Book 6250, Page 33 in the Register's Office of said county, to which plat reference is hereby made for a more particular description of said property.

Being the same Property conveyed to HOWARD BERRY, JR. AND WIFE, CAMELLA BERRY from CARDINAL CONSTRUCTION, INC., of record in Instrument No. 42898, Book 8721, Page 482, Recorded on 09/03/1992, in the Register's Office for DAVIDSON County Records.

APN: 150-02-0-295-00
Property Address: 913 HIGH RIGGER COURT, NASHVILLE, TN 37217
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 Grantor this 13 day of July, 2026.

HOWARD BERRY, JR.

STATE OF Tn)
) SS.
COUNTY OF Davidson)

On this 13 day of July, 2026, before me personally appeared **HOWARD BERRY, JR.** 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

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 $ 349,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Jessica Jackson
Signature of Affiant

STATE OF Texas

COUNTY OF Collin

Sworn to before me, this 13t day of July, 20 26.

NOTARY PUBLIC
My Commission Expires:

Property address:

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Jessica Jackson, 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 July 13, 2026 (date of document).

Jessica Jackson
Affiant Signature

July 13, 2026
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 13th day of July, 20 26,

Notary's Signature

My Commission Expires: June 8 2028

Notary's Seal (if on paper)

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028