Karen Johnson Davidson County
Batch# 1455825 DEEDWARR
08/05/2026 10:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20260805-0071970

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-620887

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

Map parcel number: 164-13-0-100-00

WARRANTY DEED

This Deed executed this 29 day of July 2026, for good consideration of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)**, I (We) **DONALD R. HEMINGWAY AND GETHA L. HEMINGWAY , HUSBAND AND WIFE** whose mailing address is 1212 James Bay Road, Loris, SC 29569, 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:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of First Revision Asheford Crossing, Section Two, of record in Book 9700, page 171, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same Property conveyed to DONALD R. HEMINGWAY AND WIFE, GETHA L. HEMINGWAY by Warranty Deed from PHILLIPS BUILDERS, INC. D/B/A BEAZER HOME, CORP., of record in DOC#/BOOK-PAGE: 0277835 / 10364-997, in the Register's Office for DAVIDSON County, Tennessee dated 02/28/1997 and recorded on 03/03/1997.

APN: 164-13-0-100-00
Property Address: 424 ASHEFORD COURT, 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 29th day of July, 2026.

Donald R. Hemingway
DONALD R. HEMINGWAY

GETHA L. HEMINGWAY

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 29th day of July, 2026, before me personally appeared **DONALD R. HEMINGWAY AND GETHA L. HEMINGWAY ,** 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)

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/05/2029

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald R. Hemingway
Affiant

Sworn to and subscribed before me, this the 29th day of July, 2026.

Notary Public
My commission expires: 11/05/2029

SEAL

HEATHER M CHILDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 29, 2026 (date of document).

Jessica Jackson
Affiant Signature

July 29, 2026
Date

State of Texas
County of Collin

Sworn to and subscribed before me this 29 day of July, 2026,

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