Send tax bills to:
RM3 SFR A, LLC, a Delaware limited liability company
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339

Name and address of new owner:
RM3 SFR A, LLC, a Delaware limited liability company
600 GALLERIA PARKWAY, SUITE 300
ATLANTA, GA 30339

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Karen Johnson Davidson County
Batch# 1462488 DEEDWARR
08/20/2026 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,243.20
20260820-0077790

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-627135

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

Map parcel number: 149-05-0-190-00

WARRANTY DEED

This Deed executed this 13th day of August 2026, for good consideration of **Three Hundred Thirty-Six Thousand and 00/100 Dollars ($336,000.00)**, I (We) **VICTOR LLOYD FISHBACK, WIDOW(ER), by and through Lesli Oliver Wright, Esq., as Conservator over the Person and Property of Victor Lloyd Fishback, pursuant to Order of Conservatorship entered September 5, 2025, Docket No. 25P-299, Second Circuit Court for Davidson County, Tennessee (Probate Division),** whose mailing address is 120 S MAIN STREET, ASHLAND CITY, TN 37015, hereby bargain, deed, and convey to **RM3 SFR A, LLC, a Delaware limited liability company** 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 the 2nd Civil District of Davidson County, Tennessee, being Lot No. 127 of Pebble Trace, Section 1, as of record in Plat Book 6900, page 34, Register's Office for said County to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same Property conveyed from VICTOR LLOYD FISHBACK, to VICTOR LLOYD FISHBACK AND STEPHANIE M. GOODMAN, AS JOINT TENANTS IN COMMON, of record in Instrument No. 93418, Book 8577, Page 626, Recorded on 03/18/1992, in the Register's Office for DAVIDSON County Records.

APN: 149-05-0-190-00
Property Address: 2324 RADER RIDGE ROAD, 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 13th day of August, 20 26.

VICTOR LLOYD FISHBACK

By: Lesli Oliver Wright, Conservator
Lesli Oliver Wright, Esq., as Conservator over the Person and Property of Victor Lloyd Fishback, pursuant to Order of Conservatorship entered September 5, 2025, Docket No. 25P-299, Second Circuit Court for Davidson County, Tennessee (Probate Division)

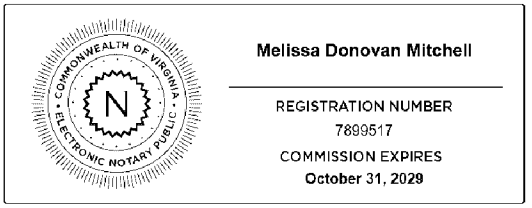
STATE OF Virginia)
) SS.
COUNTY OF King William)

On this 13th day of August, **20** 26, before me personally appeared **LESLI OLIVER WRIGHT, ESQ.**, as Conservator over the Person and Property of Victor Lloyd Fishback, pursuant to Order of Conservatorship entered September 5, 2025, Docket No. 25P-299, Second Circuit Court for Davidson County, Tennessee (Probate Division), known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the same in her representative capacity as Conservator over the Person and Property of Victor Fishback, for the purposes therein contained.

(Seal)

Notary Public
My Commission Expires: 10/31/2029

My Commission Number: 7899517



Notarized remotely online using communication technology via Proof.

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 $ 336,000.00 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 13th day of August, 2026.

NOTARY PUBLIC
My Commission Expires:

Property address:

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

August 13, 2026

Tennessee Certification of Electronic Document

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 August 13, 2026 (date of document).

Affiant Signature

August 13, 2026
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 13 day of August, 2026.

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

Notary's Signature

MY COMMISSION EXPIRES: 6-8-28

NOTARY'S SEAL