Karen Johnson Davidson County
Batch# 902967 DEEDQC
08/12/2022 02:31:30 PM 11 pgs
Fees: $57.00 Taxes: $0.00
20220812-0091940

THIS INSTRUMENT PREPARED BY:

OS National LLC
Attn: Institutional Transactions Department
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

WHEN RECORDED, RETURN TO:

OS National LLC
Attn: Institutional Transactions Department
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 18th day of July, 2022.

Notary Public

My commission expires:

KARA MOSKOWITZ
Notary Public - State of New York
No. 02MO6404797
Qualified in New York County
My Commission Expires 03/02/20

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Pagaya Smartresi F1 Fund Property Owner IV LLC 90 Park Avenue, 31st Floor New York, New York 10016	[Same]	See Exhibit A attached hereto and incorporated herein

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **Pagaya Smartresi F1 Fund Property Owner II LLC**, a Delaware limited liability company ("***Grantor***"), for itself and its successors and assigns, hereby releases, quitclaims and conveys to **Pagaya Smartresi F1 Fund Property Owner IV LLC**, a Delaware limited liability company ("***Grantee***"), any right, title and interest of Grantor in and to the premises located in DAVIDSON County, Tennessee and described in **Exhibit A** hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***"). The property described in **Exhibit A** is located in DAVIDSON County, Tennessee.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE

TO

QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18th day of July, 2022. Effective August 11, 2022

GRANTOR:

PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC,
a Delaware limited liability company

By: _____
Name: Amrish Desai
Title: Authorized Officer

State of New York
County of New York

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amrish Desai (name of the natural person executing the instrument), to me known to be the person who executed the foregoing instrument on behalf of PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, a Delaware limited liability company, and that he executed the same as the free act and deed of said PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC.

Witness my hand, at office, this 18th day of July, 2022.

_____
Notary Public
My commission expires: 12-1-22

(Affix Seal)

Eric K. Ng
Notary Public, State of New York
No. 02NG6315854
Qualified in New York County
Commission Expires on Dec. 1, 2022

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	26594566-P22-1	1417 SIXPENCE PL	MADISON	TN	37115	DAVIDSON
2	24324786-P22-1	1609 WHELESS ST	NASHVILLE	TN	37208	DAVIDSON
3	26227143-P22-1	2536 VAL MARIE DR	MADISON	TN	37115	DAVIDSON
4	26651616-P22-1	3108 DEMETROS PL	NASHVILLE	TN	37217	DAVIDSON

202208120091940

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1417 SIXPENCE PL, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: 26594566-P22-1

TAX PARCEL ID/APN: 042-07-0A-117.00-CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 454 ON THE PLAN OF HERITAGE SQUARE, PHASE FOUR OF RECORD IN PLAT BOOK 6250, PAGE 178, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM MARIO E. LEE AND MYISHA L. POLK, TO PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, BY DEED RECORDED ON 7/30/2021, AS INSTRUMENT NUMBER 20210730-0102905, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 1609 WHELESS ST, NASHVILLE, TN, 37208

COUNTY: DAVIDSON

CLIENT CODE: 24324786-P22-1

TAX PARCEL ID/APN: 081 11 0 266.00

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 2 ON THE UNRECORDED RESUBDIVISION OF LOT NOS. 370 AND 371 ON THE PLAN OF MCGAVOCK WETMORE AND OTHER'S SECOND ADDITION TO NASHVILLE, OF RECORD IN BOOK 21, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ACCORDING TO SURVEY MADE ON JUNE 7, 1950, BY GEORGE WATKINS, SURVEYOR AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOT NO. 2 BEGINNING ON THE SOUTH SIDE OF WHELESS STREET AT A POINT 33 FEET FROM THE SOUTHEAST CORNER OF THE INTERSECTION OF 17TH AVENUE NORTH 90 FEET TO A DEAD LINE; THENCE EAST PARALLEL WITH WHELESS STREET 28 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH 17TH AVENUE NORTH 90 FEET TO A POINT IN THE SOUTH SIDE OF WHELESS STREET; THENCE WEST WITH THE SOUTHERLY MARGIN OF WHELESS STREET 28 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM PAGAYA SMARTRESI F1 FUND PROPERTY OWNER LLC, TO PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, BY DEED RECORDED ON 1/5/2022, AS INSTRUMENT NUMBER 20220105-0002104, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 2536 VAL MARIE DR, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: 26227143-P22-1

TAX PARCEL ID/APN: 034 07 0B 012.00

LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NUMBER 12 ON THE PLAN OF CLUSTER-LOT SUBDIVISION OF ENCLAVE AT TWIN HILLS AND THAT COMMON AREA AS DESIGNATED AS "OPEN SPACES" ON THE PLAN OF HARBOR VILLAGE, PHASE IV, REVISION 1, AS FILED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20030723-0102986 OF RECORD AS INSTRUMENT NUMBER 20071221-0146647 AND INSTRUMENT NUMBER 20080117-0005451, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION, AND BEING FURTHER DESCRIBED IN THE MASTER DEED AND BYLAWS FOR ENCLAVE AT TWIN HILLS VILLAS, A HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) BEING FILED OF RECORD WITH THE REGISTER OF DEED OF DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NUMBER 20080821-0086071, AMENDED AT INSTRUMENT NO. 20151112-0115172.

THIS BEING THE SAME PROPERTY CONVEYED FROM MIREYA D. MARTINEZ AND ALFREDO RAMIREZ, TO PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, BY DEED RECORDED ON 7/2/2021, AS INSTRUMENT NUMBER 20210702-0089744, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 3108 DEMETROS PL, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 26651616-P22-1

TAX PARCEL ID/APN: 136 05 0A 079.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF BAYVIEW ESTATES, PHASE SIX (A PLANNED UNIT DEVELOPMENT) OF RECORD IN PLAT AT INSTRUMENT NO. 20020102-000486, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM ABNER ROLDAN AND LESLIE ROLDAN, TO PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC, BY DEED RECORDED ON 7/8/2021, AS INSTRUMENT NUMBER 20210708-0092061, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Tennessee Certification of Electronic Document

I, Stacy L. Martin, 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 11, 2022 (date of document).

Affiant Signature

August 11, 2022
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

CATHY A HARRIS
NOTARY PUBLIC, STATE OF GEORGIA
GWINNETT COUNTY
MY COMMISSION EXPIRES
June 25, 2024