Karen Johnson Davidson County
Batch# 964437 DEEDQC
01/25/2023 02:13:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20230125-0005738

This instrument prepared by:
NELSON MULLINS RILEY & SCARBOROUGH LLP
Brendi Kaplan, Esq.
One Nashville Place, Suite 1100
150 Fourth Avenue, North
Nashville, TN 37219
Tel. 615-664-5318

After recording, return to:
OS NATIONAL LLC
3097 Satellite Blvd., Bldg. 700, Ste. 400
Duluth, GA 30096
Tel. 770-497-9100

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
SFR JV-2 DDTL BORROWER LLC c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	SFR JV-2 DDTL BORROWER LLC c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	[See Exhibit A attached hereto and incorporated herein]

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **SFR JV-2 PROPERTY LLC**, a Delaware limited liability company, with offices located at 15771 Red Hill Avenue, Suite 100, Tustin, CA 92705 ("Grantor"), by these presents does hereby quitclaim and convey unto **SFR JV-2 DDTL BORROWER LLC,** a Delaware limited liability company ("Grantee"), all of Grantor's interest in the real property located in DAVIDSON County, Tennessee and described in **Exhibit A**, attached hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***").

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.

To the extent applicable for the purpose of any leasing restrictions, this conveyance does not constitute a transfer (defined by Tenn. Code § 66-27-701(11)(B)) as contemplated by Tenn. Code § 66-27-703.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of January, 2023. Effective January 24, 2023.

SFR JV-2 PROPERTY LLC,
a Delaware limited liability company

By: _____
Name: Thomas G. Walsh
Title: Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On Jan 5, 2023 before me, E. Velazquez Pena, Notary Public, personally appeared Thomas G. Walsh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

E. VELAZQUEZ PENA
Notary Public - California
Riverside County
Commission # 2304007
My Comm. Expires Oct 2, 2023

Notary Public, State of California
My commission expires: 10/2/23

VALUE AFFIDAVIT

State of California
County of ORANGE

The actual consideration or value for this transfer is $0.00.

Thomas G. Walsh

Subscribed and sworn to before me this 5th day of Jan, 2023.

Notary Public
My Commission Expires: 10/2/23
(Affix Seal)

E. VELAZQUEZ PENA
Notary Public - California
Riverside County
Commission # 2304007
My Comm. Expires Oct 2, 2023

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Orange }

Subscribed and sworn to (or affirmed) before me on this 5th *Date* day of January *Month*, 2023 *Year*

by Thomas G. Walsh

Name of Signers

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: _____
Signature of Notary Public

E. VELAZQUEZ PENA
Notary Public - California
Riverside County
Commission # 2304007
My Comm. Expires Oct 2, 2023

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	42710606-PRPT	6820 SCARLET RIDGE DRIVE	BRENTWOOD	TN	37027
2	42710489-PRPT	705 GRIGGS PLACE	NASHVILLE	TN	37217
3	42710584-PRPT	7120 COMMONWEALTH CIRCLE	NASHVILLE	TN	37221

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 6820 SCARLET RIDGE DRIVE, BRENTWOOD, TN, 37027

COUNTY: DAVIDSON

CLIENT CODE: 42710606-PRPT

TAX PARCEL ID/APN: 181 10 0A 144.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:
BEING LOT NO. 302 ON THE PLAN OF FINAL PLAT, PHASE THREE, AUTUMN OAKS SUBDIVISION OF RECORD IN INSTRUMENT NO. 20031029-0159380, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO FRANK J. WING, AN UNMARRIED PERSON, BY DEED FROM CORINTHIAN CUSTOM HOMES, INC., DATED AUGUST 23, 2004, OF RECORD IN INST. NO. 20040827-0103663, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM FRANK J. WING, AN UNMARRIED PERSON, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 8/18/2022, IN BOOK/PAGE 20220818-0093526, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 705 GRIGGS PLACE, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 42710489-PRPT

TAX PARCEL ID/APN: 149 04 0A 021.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF FINAL PLAT OF TOWN VIEW OF RECORD IN PLAT AT INSTRUMENT NO. 20080320-0028273, 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 TO RUSHELL W. CRAWFORD, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MOSS SPRINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20150318-0023222 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 23, 2015 AND RECORDED ON MARCH 18, 2015.

THIS BEING THE SAME PROPERTY CONVEYED FROM RUSHELL W. CRAWFORD PELLEW, A MARRIED WOMAN, WHO ACQUIRED TITLE AS RUSHELL W. CRAWFORD, AN UNMARRIED WOMAN, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 8/12/2022, IN BOOK/PAGE 20220812-0091877, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 7120 COMMONWEALTH CIRCLE, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: 42710584-PRPT

TAX PARCEL ID/APN: 126 15 0B 248.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141 ON THE PLAN OF SECTION THREE, LEXINGTON POINT OF RECORD IN PLAT AT INSTRUMENT NO. 20020116-0006331, 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 TO JO LYNNE BAIN, UNMARRIED BY WARRANTY DEED FROM FRANCES DUNAWAY (FORMERLY KNOWN AS FRANCES E. BENZ) AND SPOUSE, JAMES LANDON DUNAWAY
OF RECORD IN INSTRUMENT NO. 20111003-0076259 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 30, 2011 AND RECORDED ON OCTOBER 03, 2011. BEING THE SAME PROPERTY CONVEYED TO GERALD G. PATTERSON, TRUSTEE BY QUITCLAIM DEED FROM JO LYNNE BAIN, UNMARRIED OF RECORD IN INSTRUMENT NO. 20111109-0087635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 01, 2011 AND RECORDED ON NOVEMBER 09, 2011
AND WITHIN THE SAME DEED THE SAID GERALD G. PATTERSON, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO JO LYNNE BAIN, UNMARRIED AND TIMOTHY J. LENEAVE, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.

THIS BEING THE SAME PROPERTY CONVEYED FROM JO LYNNE LENEAVE AND TIMOTHY J. LENEAVE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 8/4/2022, IN BOOK/PAGE 20220804-0088967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Tennessee Certification of Electronic Document

I, Tawana Jones, 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 January 25, 2023 (date of document).

Affiant Signature

January 25, 2023
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 23rd day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

