Karen Johnson Davidson County
Batch# 979687 DEEDQC
03/13/2023 09:29:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20230313-0017825

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-HD TL BORROWER A LLC c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	SFR JV-HD TL BORROWER A 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-HD 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-HD TL BORROWER A 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 22 day of February, 2023. Effective on March 10,2023

SFR JV-HD 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 Feb. 22, 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

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STATE OF CALIFORNIA
COUNTY OF ORANGE

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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

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	32700001	105 FRENCH STREET	GOODLETTSVILLE	TN	37072	DAVIDSON
2	32700030	3645 BROOKWAY DRIVE	NASHVILLE	TN	37207	DAVIDSON
3	32700042	53 FRENCH STREET	GOODLETTSVILLE	TN	37072	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 105 FRENCH STREET, GOODLETTSVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: 32700001

TAX PARCEL ID/APN: 025-08-0A-035.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE PLAN OF FINAL PLAT, PARKVIEW PRESERVE, PHASE 1A OF RECORD IN PLAT BOOK 20190415-0034123, 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 SFR JV-HD PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SUCCESSOR BY MERGER WITH SFR JV-HD ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 6/7/2021, AS INSTRUMENT NUMBER 20210607-0076082, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 3645 BROOKWAY DRIVE, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 32700030

TAX PARCEL ID/APN: 050-02-0A-137.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE FINAL PLAT, BELLE ARBOR PUD, PHASE 5A (FORMERLY KNOWN AS VICTORY VILLAGE PUD) OF RECORD IN PLAT AT INSTRUMENT NO. 20190626-0062059, 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 JONATHAN CLEEK, AN UNMARRIED MAN, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/20/2021, AS INSTRUMENT NUMBER 20211020-0140795, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 53 FRENCH STREET, GOODLETTSVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: 32700042

TAX PARCEL ID/APN: 025-08-0A-022.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF FINAL PLAT, PARKVIEW PRESERVE, PHASE 1A OF RECORD IN PLAT AT INSTRUMENT NO. 20190415-0034123, 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 NAPOLEON THANG, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 1/11/2022, AS INSTRUMENT NUMBER 20220111-0003119, IN BOOK/PAGE N/A, 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 February 22, 2023 (date of document).

Affiant Signature

March 13, 2023
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

