This instrument prepared by:
N. Courtney Hollins
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

After recording, return to:
(MAIL) instrument may be returned to:
SELENE TITLE, LLC
8201 Cypress Plaza Dr., Suite 100
Jacksonville, FL 32256
Tel. 904-497-0030

Karen Johnson Davidson County
Batch# 1012597 DEEDWARRSP
06/08/2023 01:17:30 PM 13 pgs
Fees: $68.00 Taxes: $1,748.25
20230608-0043705

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
TALON FW RESIDENTIAL HOME BUYER, LLC P.O. Box 4090 Scottsdale, AZ 85261	TALON FW RESIDENTIAL HOME BUYER, LLC P.O. Box 4090 Scottsdale, AZ 85261	[172 12 0A 142.00]

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SR SUNBELT HOMES GROUP 3, L.L.C.**, a Delaware limited liability company, formerly known as Progress Residential High Value Homes Borrower, LLC, by virtue of the Certificate attached hereto as **Exhibit "B"** (herein called "***Grantor***"), has bargained and sold, and does hereby transfer and convey unto **TALON FW RESIDENTIAL HOME BUYER, LLC,** a Delaware limited liability company (herein called "***Grantee***"), its successors and assigns, certain tracts or parcels of land located in [Name of County], State of Tennessee, described as follows, together with all improvements, buildings, and structures located thereon (collectively, the "***Property***"):

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

This is improved property known as 244 BURGANDY HILL RD, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD the aforesaid Property, together with all appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS with Grantee that it is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to sell and convey the same; and that Grantor will warrant and forever defend title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than

claims arising from the matters set forth hereinafter), but not further or otherwise. The Property is subject to all such limitations, restrictions and encumbrances of record as may affect such Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1 day of JUNE, 2023; and **EFFECTIVE** as of this 7th day of June 2023.

SR SUNBELT HOMES GROUP 3, LLC,
a Delaware limited liability company

By: _____
Name: Nicholas Haechler
Its: Authorized Signatory

STATE OF CT)
)
COUNTY OF Fairfield)

Before me, Courtney Dolan, a Notary Public of said County and State, personally appeared Nicholas Haechler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signatory of **SR SUNBELT HOMES GROUP 3, LLC,** the within named bargainor, a Delaware limited liability company, and that he as such Authorized Signatory executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Signatory.

Witness my hand and seal, at Office in Greenwich this 1 day of JUNE, 2023.

Courtney Dolan
Notary Public

My Commission Expires: MAY 31, 2026

Courtney Dolan
Notary Public, State of Connecticut
My Commission Expires May 31, 2026

VALUE AFFIDAVIT

(State of CT)
(County of FAIRFIELD)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is _____ and ___/100ths DOLLARS ($ 472,500.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nicholas Haechler, Affiant

Subscribed and sworn to before me this 1 day of JUNE, 2023.

Courtney Dolan
Notary Public
My commission expires: May 31, 2026
(Affix Seal)

Courtney Dolan
Notary Public, State of Connecticut
My Commission Expires May 31, 2026

EXHIBIT A-1

ADDRESS: 244 BURGANDY HILL RD, NASHVILLE, TN 37211

COUNTY: DAVIDSON

CLIENT CODE: BLK-SPRING-096-TN

TAX PARCEL ID/APN: 172 12 0A 142.00

THOSE CERTAIN PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ON: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 86 ON THE PLAN OF SECTION NINE, BRADFORD HILLS OF RECORD IN BOOK 7900, PAGE 6 AND BOOK 7900, PAGE 414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM PROGRESS RESIDENTIAL BORROWER 10, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 07/23/21, AS INSTRUMENT NUMBER 20210723-0099500, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT B

CERTIFICATE

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "SR SUNBELT HOMES GROUP 3, L.L.C." AS RECEIVED AND FILED IN THIS OFFICE.

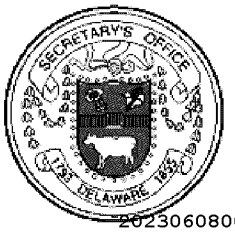
THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

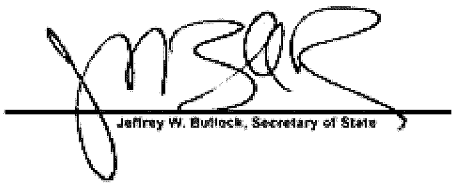
CERTIFICATE OF FORMATION, FILED THE THIRD DAY OF JUNE, A.D. 2021, AT 12:20 O`CLOCK P.M.

CERTIFICATE OF CHANGE OF REGISTERED AGENT, FILED THE THIRD DAY OF JANUARY, A.D. 2022, AT 4:43 O`CLOCK P.M.

RESTATED CERTIFICATE, CHANGING ITS NAME FROM "PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC" TO "SR SUNBELT HOMES GROUP 3, L.L.C.", FILED THE ELEVENTH DAY OF FEBRUARY, A.D. 2022, AT 6:57 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "SR SUNBELT HOMES GROUP 3, L.L.C.".





5969004 8100H
SR# 20224373292

Authentication: 205186338
Date: 12-27-22

You may verify this certificate online at corp.delaware.gov/authver.shtml

Delaware

The First State

Jeffrey W. Bullock, Secretary of State

5969004 8100H
SR# 20224373292

Authentication: 205186338
Date: 12-27-22

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 12:20 PM 06/03/2021
FILED 12:20 PM 06/03/2021
SR 20212340595 - File Number 5969004

CERTIFICATE OF FORMATION
OF
PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC

Pursuant to §18-201 of the Delaware Limited Liability Company Act, the undersigned does hereby submit this Certificate of Formation for the purpose of forming a limited liability company.

FIRST: The name of the limited liability company is Progress Residential High Value Homes Borrower, LLC.

SECOND: The address of its registered office in the State of Delaware is 251 Little Falls Drive, Wilmington, Delaware 19808. The name of the registered agent at that address is the Corporation Service Company.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation of Progress Residential High Value Homes Borrower, LLC, this 3rd day of June, 2021.

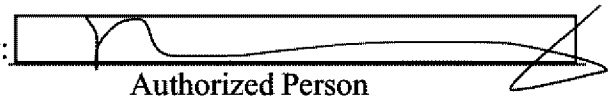
By: /s/ Joshua Milgrom
Name: Joshua Milgrom
Title: Authorized Person

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT CHANGING ONLY THE REGISTERED OFFICE OR REGISTERED AGENT OF A LIMITED LIABILITY COMPANY

The limited liability company organized and existing under the Limited Liability Company Act of the State of Delaware, hereby certifies as follows:

1. The name of the limited liability company is Progress Residential High Value Homes Borrower, LLC.

2. The Registered Office of the limited liability company in the State of Delaware is changed to Corporation Trust Center 1209 Orange Street (street), in the City of Wilmington, Zip Code 19801. The name of the Registered Agent at such address upon whom process against this limited liability company may be served is THE CORPORATION TRUST COMPANY.

By: 
Authorized Person

Name: Nick Antonopoulos
Print or Type

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:11 PM 01/04/2022
FILED 04:43 PM 01/03/2022
SR 20220017184 - File Number 5969004

202306080043705

STATE OF DELAWARE

WAIVER OF REQUIREMENT
FOR AFFIDAVIT OF EXTRAORDINARY EVENT CONDITION

It appears to the Secretary of State that an earlier effort to deliver this instrument and tender such taxes and fees was made in good faith on the file date stamped hereto. The Secretary of State has determined that an extraordinary event condition (as reflected in the records of the Secretary of State) existed at such date and time and that such earlier effort was unsuccessful as a result of the existence of such extraordinary condition, and that such actual delivery and tender were made within a reasonable period (not to exceed two business days) after the cessation of such extraordinary condition and establishes such date and time and the filing date of such instrument.



JEFFREY W. BULLOCK
Secretary of State

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:11 PM 01/04/2022
FILED 04:43 PM 01/03/2022
SR 20220017184 - File Number 5969004

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC

THIS Amended and Restated Certificate of Formation of Progress Residential High Value Homes Borrower, LLC (the "***Company***"), dated as of February 11, 2022, has been duly executed and is being filed by the undersigned, as an authorized person, in accordance with the provisions of 6 *Del. C.* § 18-208, to amend and restate the original Certificate of Formation of the Company, which was filed on June 3, 2021, with the Secretary of State of the State of Delaware (the "***Certificate***").

The Certificate is hereby amended and restated in its entirety to read as follows:

1. Name. The name of the limited liability company is "SR Sunbelt Homes Group 3, L.L.C."

2. Registered Office. The address of the registered office of the Company in the State of Delaware is Corporation Trust Center, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware, 19801.

3. Registered Agent. The name of the registered agent for service of process on the Company in the State of Delaware is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned has executed this Amended and Restated Certificate of Formation as of the date first-above written.

/s/ Nick Antonopoulos
Name: Nick Antonopoulos
Title: Authorized Person

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:57 PM 02/11/2022
FILED 06:57 PM 02/11/2022
SR 20220482952 - File Number 5969004

Certificate of Authenticity

I, Lesley Trifiletti, 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 6/7/2023.

Date

Lesley Trifiletti

Affiant Signature

6/7/2023

Date

State of FLORIDA

County of DUVAL

Sworn to and subscribed before me this 7th day of June, 2023.

Joy A. Lanier-Hartley

Notary's Signature

My Commission Expires: 9/28/2024

Date

Notary's Seal

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024