Karen Johnson Davidson County
Batch# 1028515 DEEDWARRSP
07/20/2023 08:32:30 AM 10 pgs
Fees: $53.00 Taxes: $6,859.80
20230720-0055797

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:
Invitation Homes 7 LP
1717 Main Street 2000
Dallas, TX 75201

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
1717 Main Street Suite 2000 Dallas, TX 75201 **Attn: Invitation Homes 7 LP**	1717 Main Street Suite 2000 Dallas, TX 75201 **Attn: Invitation Homes 7 LP**	SEE EXHIBIT A

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 2, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HVH BORROWER, LLC, a Delaware limited liability company, whose address is: 2340 Collins Avenue, Suite 700, Miami Beach FL 33139, by virtue of the Certificate attached hereto as **Exhibit "B"** (herein called "***Grantor***"), has bargained and sold, and does hereby transfer and convey unto Invitation Homes 7 LP, a Delaware limited partnership (herein called "***Grantee***"), its successors and assigns, certain tracts or parcels of land located in Davidson 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 the addresses set forth on **EXHIBIT "A"** attached hereto.

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 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 ___18th__ day of_____July___, 2023.

SR Sunbelt Homes Group 2, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HVH BORROWER, LLC, a Delaware limited liability company

By:_____
Name: Nick Haechler
Its: Authorized Signatory

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Before me, Hannah S. Ulrich, a Notary Public of said County and State, personally appeared Nick 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 2, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HVH BORROWER, LLC, a Delaware limited liability company, the within named bargainor, 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 New York, this 11 day of July, 2023.

Notary Public

My Commission Expires: 05/02/2026

HANNAH S. ULRICH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01UL6432512
Qualified in New York County
My Commission Expires 05-02-2026

TN – Sunbelt 2 – Deed

EXHIBIT A

1. 2004 Whitney Creek Dr, Antioch, TN 37013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

The following described tract(s) of land:

Being Lot No. 61, Lakewood Village, Section Three as shown by plat appearing of record in Instrument Number 20020321-0034912, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HVH BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Special Warranty Deed from PROGRESS RESIDENTIAL BORROWER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20211110-0149883 Register's Office for Davidson County, Tennessee, and recorded on November 10, 2021.

APN: 165-09-0A-083.00

2. 3416 Chandler Cove Way, Antioch, TN 37013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

All right, title and interest in and to the following described tract(s) of land:

Lot 72, Final Plat, Hidden Creek, Phase I, Section I, Phase 2 and 3, Section I, as shown on plat of record at instrument no. 20030213-0020016, corrected at instrument no. 20030331-0042208, and 20031120-0169461, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HVH BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Special Warranty Deed from PROGRESS RESIDENTIAL BORROWER 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20211110-0149883 Register's Office for Davidson County, Tennessee, and recorded on November 10, 2021.

APN: 173-16-0A-028.00

3. 1749 Elijah Ryan Dr, Antioch, TN 37013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Being Lot No. 49 Cane Ridge Farms, Phase 3 Section 1, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HVH BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Special Warranty Deed from P4 SFR PROPERTY OWNER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20211110-0149871 Register's Office for Davidson County, Tennessee, and recorded on November 10, 2021.

APN: 174-11-0A-498.00

4. 6996 Calderwood Dr, Antioch, TN 37013

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Subdivision Plat Section Five, Indian Creek Estates, a Planned Unit Development of record in Plat at Instrument No. 20030424-0055115, in the Register's Office for Davidson County, Tennessee.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HVH BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Special Warranty Deed from P4 SFR PROPERTY OWNER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20211110-0149871 Register's Office for Davidson County, Tennessee, and recorded on November 10, 2021.

APN: 181-03-0A-121.00

5. 405 Breeze Pt, Hermitage, TN 37076

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HERMITAGE, COUNTY OF DAVIDSON, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

Lot 176, Phase Three-A, Lakeshore, as shown on plat of record in Plat Book 7900, Page 516, in the Register's Office for Davidson County, Tennessee.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HVH BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Special Warranty Deed from P4 SFR PROPERTY OWNER 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY of record in Instrument No. 20211110-0149871 Register's Office for Davidson County, Tennessee, and recorded on November 10, 2021.

APN: 098-09-0A-093.00

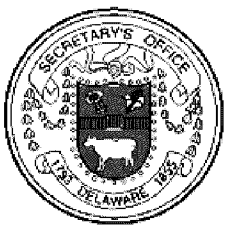
EXHIBIT B

[see attached]

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE RESTATED CERTIFICATE OF "PROGRESS RESIDENTIAL HVH BORROWER, LLC", CHANGING ITS NAME FROM "PROGRESS RESIDENTIAL HVH BORROWER, LLC" TO "SR SUNBELT HOMES GROUP 2, L.L.C.", FILED IN THIS OFFICE ON THE ELEVENTH DAY OF FEBRUARY, A.D. 2022, AT 6:52 O`CLOCK P.M.





6148974 8100
SR# 20220482948

Authentication: 202670534
Date: 02-15-22

AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF
PROGRESS RESIDENTIAL HVH BORROWER, LLC

THIS Amended and Restated Certificate of Formation of Progress Residential HVH 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 August 6, 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 2, 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 06:52 PM 02/11/2022
FILED 06:52 PM 02/11/2022
SR 20220482948 - File Number 6148974

State of California
County of Orange

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,854,001.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of July, 2023.

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

Maria Mena
Affiant

Maria Mena
Print Name

(Seal)

Ana L Reyes
Notary Public

My commission expires:
Feb. 28, 2027

Ana L. Reyes
Print Name

Tennessee Certification of Electronic Document

I, Yazbeth Osorio, 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 7/18/23 (date of document).

Affiant Signature

7/18/23
Date

State of California

County of Orange

Sworn to and subscribed before me this 18th day of July, 2023.

Notary's Signature

ANA L. REYES
Notary Public - California
Orange County
Commission # 2439632
My Comm. Expires Feb 28, 2027

MY COMMISSION EXPIRES: Feb 28, 2027

NOTARY'S SEAL