Karen Johnson Davidson County
Batch# 1028518 DEEDWARRSP
07/20/2023 08:33:30 AM 9 pgs
Fees: $48.00 Taxes: $1,462.99
20230720-0055800

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 3, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC, a Delaware limited liability company, 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 3, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HIGH VALUE HOMES 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 3, L.L.C., a Delaware limited liability company, formerly known as PROGRESS RESIDENTIAL HIGH VALUE HOMES 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 NewYork, 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 3 – Deed

EXHIBIT A

1. 6975 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 20, Revision One, 3rd Addition to Indian Creek, RS10 Cluster Lot Subdivision, as shown on plot of record in Instrument No 20050301-0022508, in the Register's Office of Davidson County, Tennessee.

PRIOR DEED REFERENCE

Being a portion of the same property conveyed to PROGRESS RESIDENTIAL HIGH VALUE HOMES BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY company by Special Warranty deed from PROGRESS RESIDENTIAL BORROWER 10, LLC, A DELAWARE LIMITED LIABILITY COMPANYof record in Instrument No. 20210723-0099500 Register's Office for Davidson County, Tennessee, recorded on July 23, 2021.

APN: 181-03-0A-228.00

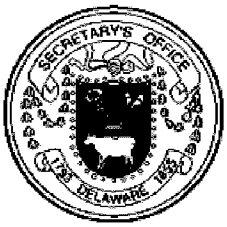
EXHIBIT B

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





5969004 8100
SR# 20220482952

Authentication: 202684893
Date: 02-16-22

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

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 $ 395,403.00 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

(Seal)

My commission expires:
Feb. 28, 2027

Maria Mena
Affiant

Maria Mena
Print Name

Ana L. Reyes
Notary Public

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.

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

Notary's Signature

MY COMMISSION EXPIRES: Feb 28, 2027

NOTARY'S SEAL