Karen Johnson Davidson County
Batch# 1078137 DEEDQC
12/04/2023 04:04:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20231204-0093580

This instrument prepared by:
NELSON MULLINS RILEY & SCARBOROUGH LLP
Courtney Gilmer, Esq.
One Nashville Place, Suite 1100
1222 Demonbreun Street, Ste 1700
Nashville, TN 37203
Tel. 615-664-5325

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 NTL BORROWER LLC c/o Tricon American Homes LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	**SFR JV-2 NTL 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 NTL 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 20th day of November, 2023. Effective as of November 30, 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 November 20, 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 # 2462423
My Comm. Expires Oct 2, 2027

Notary Public, State of California
My commission expires: 10/2/27

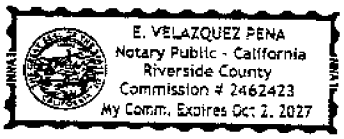
VALUE AFFIDAVIT

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 20 day of November, 2023.



Notary Public
My Commission Expires: 10/2/27
(Affix Seal)

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 20th *Date* day of November *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 # 2462423
My Comm. Expires Oct 2, 2027

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	County
1	42710694	1034 CONE BOULEVARD	NASHVILLE	TN	37207	DAVIDSON
2	42710713	1305 GOODMORNING DRIVE	NASHVILLE	TN	37207	DAVIDSON
3	42710714	1608 SPRUCEDALE DRIVE	ANTIOCH	TN	37013	DAVIDSON
4	42710734	1857 BELLE ARBOR DRIVE	NASHVILLE	TN	37207	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1034 CONE BOULEVARD, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 42710694

TAX PARCEL ID/APN: 050-02-0C-006.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF FINAL PLAT OF THORNTON GROVE PUD, PHASE 1A OF RECORD IN PLAT AT INSTRUMENT NO. 20200515-0051025, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM SOPHIA SMITH, A/K/A SOPHIA ALEXANDRA SMITH, A MARRIED WOMAN, HAVING ACQUIRED TITLE AS AN UNMARRIED WOMAN, NOW JOINED BY HER HUSBAND, BRYCE HENRY CURTIS, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 01/19/23, AS INSTRUMENT NUMBER OR BOOK/PAGE 20230119-0004377, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 1305 GOODMORNING DRIVE, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 42710713

TAX PARCEL ID/APN: 041-03-0A-011.00

THE FOLLOWING DESCRIBED LAND IN DAVIDSON COUNTY, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF FINAL PLAT, SECTION ONE, VANTAGE POINTE (FORMERLY NORTH FIFTY), OF RECORD IN PLAT AT INSTRUMENT NO. 20031017-0154221, 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 MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 04/03/23, AS INSTRUMENT NUMBER OR BOOK/PAGE 20230403-0023927, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 1608 SPRUCEDALE DRIVE, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 42710714

TAX PARCEL ID/APN: 175-02-0B-228.00

THE FOLLOWING DESCRIBED LAND IN DAVIDSON COUNTY, TO WIT: LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 32, AS SHOWN ON EXHIBIT B TO THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRITIONS AND MASTER DEED FOR OLD HICKORY COMMONS, SECTIONS TWO AND THREE, FILED FOR RECORD AS INSTRUMENT NO. 20081117-0113467 AND AMENDED IN INSTRUMENT NO. 20130322-0028759 AND AS FURTHER AMENDED BY INSTRUMENT NO. 20140207-0011094, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM MODERNLABSTUDIO LLC, A WYOMING LIMITED LIABILITY COMPANY, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 05/11/23, AS INSTRUMENT NUMBER OR BOOK/PAGE 20230511-0035085, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 1857 BELLE ARBOR DRIVE, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 42710734

TAX PARCEL ID/APN: 050-02-0A-016.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE PLAN OF FINAL PLAT, BELLE ARBOR PUD - PHASE 2 (FORMERLY KNOWN AS VICTORY VILLAGE PUD) OF RECORD IN INSTRUMENT NO. 20161222-0134965 AND CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20170110-0002925, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MODERN LAB STUDIO, LLC, A WYOMING LIMITED LIABILITY COMPANY, TO SFR JV-2 PROPERTY LLC, BY DEED RECORDED ON 05/26/23, AS INSTRUMENT NUMBER OR BOOK/PAGE 20230526-0040141, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Tennessee Certification of Electronic Document

I, Stacy L. Martin, 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 11/30/2023 (date of document).

Stacy Martin
Affiant Signature

12/4/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 4th day of December, 2023.

Cathy A. Harris
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

