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

Karen Johnson Davidson County
Batch# 1124744 DEEDQC
04/18/2024 03:35:30 PM 15 pgs
Fees: $77.00 Taxes: $0.00
20240418-0027954

**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 2024-1 BORROWER LLC<br>c/o Tricon American Homes LLC<br>15771 Red Hill Avenue, Suite 100<br>Tustin, CA 92705 | SFR JV-HD 2024-1 BORROWER LLC<br>c/o Tricon American Homes LLC<br>15771 Red Hill Avenue, Suite 100<br>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 2024-1 BORROWER LLC,** a Delaware limited liability company ("Grantee"), all right, title and interest in and to 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 28th day of March, 2024. Effective as of April 16, 2024.

**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 March 28, 2024 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)
Notary Public, State of California
My Commission Expires: 10/2/27

E. VELAZQUEZ PENA
Notary Public - California
Riverside County
Commission # 2462423
My Comm. Expires Oct 2, 2027

## VALUE AFFIDAVIT

State of CALIFORNIA
County of ORANGE

The actual consideration or value for this transfer is $0.00.

Thomas G. Walsh

*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 March 28, 2024 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)
Notary Public, State of California

E. VELAZQUEZ PENA
Notary Public - California
Riverside County
Commission # 2462423
My Comm. Expires Oct 2, 2027

My Commission Expires:
10/2/27

County of Residence:
Riverside

# EXHIBIT “A”

# PROPERTY SCHEDULE

| Count | File Number | Address | City | State | Zip |
|---|---|---|---|---|---|
| 1 | 32700067-TC24-1 | 1020 STONELEIGH LANE | NOLENSVILLE | TN | 37135 |
| 2 | 32700158-TC24-1 | 1327 CARRIAGE PARK DRIVE | HERMITAGE | TN | 37076 |
| 3 | 32700157-TC24-1 | 1331 CARRIAGE PARK DRIVE | HERMITAGE | TN | 37076 |
| 4 | 32700156-TC24-1 | 1333 CARRIAGE PARK DRIVE | HERMITAGE | TN | 37076 |
| 5 | 32700165-TC24-1 | 1949 BELLE ARBOR DRIVE | NASHVILLE | TN | 37207 |
| 6 | 32700023-TC24-1 | 2330 COUNTESS ALLEY | NASHVILLE | TN | 37207 |
| 7 | 32700155-TC24-1 | 4903 MYRA DR | HERMITAGE | TN | 37076 |

# LEGAL DESCRIPTIONS

## EXHIBIT A-1

STREET ADDRESS: 1020 STONELEIGH LANE, NOLENSVILLE, TN, 37135

COUNTY: DAVIDSON

CLIENT CODE: 32700067-TC24-1

TAX PARCEL ID/APN: 188100A31900CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 319 ON THE PLAN OF PHASE 7, SECTION 2, CAROTHERS CROSSING OF RECORD IN PLAT AT INSTRUMENT NO. 20211029-0145243, 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 REGENT HOMES, LLC, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/04/2022, AS INSTRUMENT NUMBER 20221004-0109568, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

**EXHIBIT A-2**

STREET ADDRESS: 1327 CARRIAGE PARK DRIVE, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 32700158-TC24-1

TAX PARCEL ID/APN: 086 12 0E 235.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 235, ON THE PLAN OF RIVERBROOK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20210701-0089420, AMENDED AND RESTATED IN INSTRUMENT 20211112-0150682, AMENDED AND RESTATED IN INSTRUMENT 20211207-0162045, AMENDED IN INSTRUMENT 20220118-0006984, INSTRUMENT 20220222-0019829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MERITAGE HOMES OF TENNESSEE, INC, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 11/22/2022, AS INSTRUMENT NUMBER 20221122-0123461, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-3

STREET ADDRESS: 1331 CARRIAGE PARK DRIVE, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 32700157-TC24-1

TAX PARCEL ID/APN: 086 12 0E 237.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 237, ON THE PLAN OF RIVERBROOK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20210701-0089420, AMENDED AND RESTATED IN INSTRUMENT 20211112-0150682, AMENDED AND RESTATED IN INSTRUMENT 20211207-0162045, AMENDED IN INSTRUMENT 20220118-0006984, INSTRUMENT 20220222-0019829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MERITAGE HOMES OF TENNESSEE, INC, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/25/2022, AS INSTRUMENT NUMBER 20221025-0115728, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

**EXHIBIT A-4**

STREET ADDRESS: 1333 CARRIAGE PARK DRIVE, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 32700156-TC24-1

TAX PARCEL ID/APN: 086120E23800CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 238, ON THE PLAN OF RIVERBROOK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20210701-0089420, AMENDED AND RESTATED IN INSTRUMENT 20211112-0150682, AMENDED AND RESTATED IN INSTRUMENT 20211207-0162045, AMENDED IN INSTRUMENT 20220118-0006984, INSTRUMENT 20220222-0019829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MERITAGE HOMES OF TENNESSEE, INC, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/24/2022, AS INSTRUMENT NUMBER 20221024-0115446, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-5

STREET ADDRESS: 1949 BELLE ARBOR DRIVE, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 32700165-TC24-1

TAX PARCEL ID/APN: 050 02 0A 150.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 150 ON THE FINAL PLAT, BELLE ARBOR PUD, PHASE 6, (FORMERLY KNOWN AS VICTORY VILLAGE PUD), OF RECORD IN INSTRUMENT NO. 20210518-0066771, HAVING BEEN CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20210819-0112378, 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 JOYCE MERCADO & EDGAR MERCADO, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/28/2022, AS INSTRUMENT NUMBER 20221028-0116836, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-6

STREET ADDRESS: 2330 COUNTESS ALLEY, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: 32700023-TC24-1

TAX PARCEL ID/APN: 050 02 0A 327.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING UNIT 327 AS ESTABLISHED BY THE MASTER DEED OR DECLARATION OF BELLE ARBOR TOWNHOMES ("MASTER DEED"), A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20171116-0117974 AS CORRECTED IN SCRIVENER' S AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 20171122-0119839 AND AS AMENDED BY INSTRUMENT NO. 20180105-0001817, INSTRUMENT NO. 20190708-0066428 AND INSTRUMENT NO. 20191112-0116482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AND WITH SPECIAL RIGHTS TO USE CERTAIN COMMON ELEMENTS.

THIS BEING THE SAME PROPERTY CONVEYED FROM DUSTIN T GODWIN, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/05/2021, AS INSTRUMENT NUMBER 20211005-133681, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-7

STREET ADDRESS: 4903 MYRA DR, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 32700155-TC24-1

TAX PARCEL ID/APN: 286 12 0E 243.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 243, ON THE PLAN OF RIVERBROOK, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT 20210701-0089420, AMENDED AND RESTATED IN INSTRUMENT 20211112-0150682, AMENDED AND RESTATED IN INSTRUMENT 20211207-0162045, AMENDED IN INSTRUMENT 20220118-0006984, INSTRUMENT 20220222-0019829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE OR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MERITAGE HOMES OF TENNESSEE, INC, TO SFR JV-HD PROPERTY LLC, BY DEED RECORDED ON 10/24/2022, AS INSTRUMENT NUMBER 20221024-0115451, IN BOOK/PAGE N/A, 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 April 16, 2024 (date of document).

Affiant Signature

April 16, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

