This instrument prepared by:
Polsinelli PC
c/o Alexander Mitchell
2049 Century Park East, Suite 2900
Los Angeles, CA 90067
Tel. 310.556.1801

Karen Johnson Davidson County
Batch# 1230905 DEEDQC
01/28/2025 08:54:30 AM 13 pgs
Fees: $67.00 Taxes: $0.00
20250128-0006271

After recording, return to:
OS NATIONAL LLC
3097 Satellite Blvd., Bldg. 700, Ste. 600
Duluth, GA 30096
Tel. 770-497-9100

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
591 West Putnam Avenue, Greenwich, Connecticut 06830	STAR BORROWER SFR5, LP c/o Invitation Homes 16220 North Scottsdale Road, Suite 450 Scottsdale, Arizona 85254	[See Exhibit A attached hereto and incorporated herein]

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **SFR XII Nashville Owner 1, L.P.**, a Delaware limited partnership with offices located at 591 West Putnam Avenue, Greenwich, Connecticut 06830("Grantor"), by these presents does hereby quitclaim and convey unto **STAR BORROWER SFR5, L.P.,** a Delaware limited partnership("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 9th day of January, 2025. Effective as of JANUARY 24, 2025.

SFR XII Nashville Owner 1, L.P.
By: SFR XII Nashville Owner GP, L.L.C., its general partner

By: _____
Name: Nate Bagnaschi
Title: ~~Authorized~~ Signatory

State of New York, County of New York ss.

On this 9 day of January, 2025, before me, the undersigned officer personally appeared Nate Bagnaschi, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of SFR XII Nashville Owner GP, L.L.C., a Delaware limited liability company, which entity is the General Partner of SFR XII Nashville Owner 1, L.P., a Delaware limited partnership, and that as such, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of Nate Bagnaschi, by himself in his authorized capacity as such signor as his free and voluntary act and deed and the free and voluntary act and deed of Nate Bagnaschi.

Witness my hand and official seal.

_____
Notary public signature

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

VALUE AFFIDAVIT

State of New York
County of New York

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration or value for this transfer is $0.00.

Affiant ~~Nate Bagnaschi~~

Subscribed and sworn to before me this 9 day of January, 2025.

Notary Public
My Commission Expires: 05/02/2026
(Affix Seal)

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

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	NA03692-S24-2	108 SOLWAY CT	NASHVILLE	TN	37209	DAVIDSON
2	NA04474-S24-2	907 REXDALE DR	NASHVILLE	TN	37217	DAVIDSON
3	NA04480-S24-2	4409 JUNEAU DR	HERMITAGE	TN	37076	DAVIDSON
4	NA05016-S24-2	533 AUGUSTA DR	HERMITAGE	TN	37076	DAVIDSON
5	NA05218-S24-2	480 PARAGON MILLS RD	NASHVILLE	TN	37211	DAVIDSON
6	NA05692-S24-2	647 VERNON AVE #308	NASHVILLE	TN	37209	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 108 SOLWAY CT, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA03692-S24-2

TAX PARCEL ID/APN: 091 05 0A 010.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: CERTAIN REAL PROPERTY SITUATE IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 10 ON THE PLAN OF SYLVAN HEIGHTS, PHASE ONE, OF RECORD IN BOOK 6900, PAGE 676, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY HOLDINGS, LLS, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 08/20/2021, AS INSTRUMENT NUMBER 20210820-0112912, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 907 REXDALE DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: NA04474-S24-2

TAX PARCEL ID/APN: 107 09 0 088.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE PLAN OF PATRICIA HEIGHTS, SECTION 1 OF RECORD IN PLAT BOOK 2331, PAGE 130 AND 131, 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 MARK EVANS, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/24/2021, AS INSTRUMENT NUMBER 20210924-0128331, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 4409 JUNEAU DR, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: NA04480-S24-2

TAX PARCEL ID/APN: 075 07 0 006.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LOT 3, TULIP GROVE, SECTION I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 106, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/27/2021, AS INSTRUMENT NUMBER 20210927-0129534, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-4

STREET ADDRESS: 533 AUGUSTA DR, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: NA05016-S24-2

TAX PARCEL ID/APN: 075 04 0 166.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 416 ON THE PLAN OF SECTION SIX, TULIP GROVE, AS OF RECORD IN BOOK 4460, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 416 FRONTS 98.25 FEET ON THE NORTHEAST SIDE OF AUGUSTA DRIVE AND EXTENDS BACK 147.69 FEET ON THE NORTHWEST LINE AND 153.86 FEET ON THE SOUTHEAST LINE TO A DEAD LINE MEASURING 92.52 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM MILDRED J. LEMAIARE, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 11/09/2021, AS INSTRUMENT NUMBER 20211109-0149222, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-5

STREET ADDRESS: 480 PARAGON MILLS RD, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA05218-S24-2

TAX PARCEL ID/APN: 133 11 0 065.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, BEING LOT NO. 6 ON THE PLAT OF SECTION ONE, VALLEY VIEW MEADOWS, OF RECORD IN BOOK 3500, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 6 FRONTS 80 FEET ON THE NORTHWESTERLY MARGIN OF PARAGON MILLS ROAD AND RUNS BACK BETWEEN LINES, 131.70 FEET ON THE SOUTHWESTERLY LINE AND 131.53 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 89.05 FEET.

THIS BEING THE SAME PROPERTY CONVEYED FROM OPENDOOR PROPERTY J LLC, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 12/10/2021, AS INSTRUMENT NUMBER 20211210-0164199, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-6

STREET ADDRESS: 647 VERNON AVE #308, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA05692-S24-2

TAX PARCEL ID/APN: 091 05 3E 308.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 213, 300-302, 307-313 AND 404 OF THE CHARLOTTE PARK TOWNHOMES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHARLOTTE PARK TOWNHOMES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (AS THE SAME MAY BE AMENDED AND RESTATED, OF RECORD IN INSTRUMENT NUMBER 20210823-0113740, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED DECLARATION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CRP/ECG CHARLOTTE PARK, LLC, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 11/03/2021, AS INSTRUMENT NUMBER 20211103-0147031, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

Tennessee Certification of Electronic Document

I, Brandon C. Barbrow, 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 January 24, 2025 (date of document).

Brandon C. Barbrow
Affiant Signature

January 24, 2025
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 24th day of January, 2025.

Tawana C. Cornish
Notary's Signature

MY COMMISSION EXPIRES: 3/21/2028

NOTARY'S SEAL

