This instrument prepared by:
Polsinelli PC
c/o Alexander Mitchell
2049 Century Park East, Suite 2900
Los Angeles, CA 90067
Tel. 310.556.1803

Karen Johnson Davidson County
Batch# 1230905 DEEDQC
01/28/2025 08:54:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20250128-0006273

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, **TBR SFR 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.

TBR SFR 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 TBR SFR 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

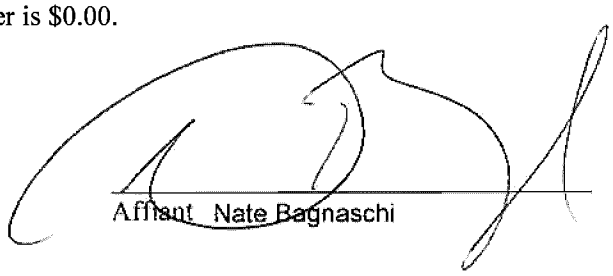
HANNAH S. ULRICH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01UL6432512
Qualified in New York County
My Commission Expires 05-02-2026

Commission expires: 05/02/2026

VALUE AFFIDAVIT

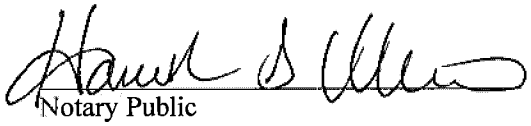
State of New York
County of New York

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	NA08609-S24-2	4856 TORBAY DR	NASHVILLE	TN	37211	DAVIDSON
2	NA08037-S24-2	712 KNIGHTSBRIDGE WAY	ANTIOCH	TN	37013	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 4856 TORBAY DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA08609-S24-2

TAX PARCEL ID/APN: 147 08 0 107.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF SECTION TWO, CATHEY HEIGHTS OF RECORD IN PLAT BOOK 2854, PAGE 126, 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 THAT'S ARAP INVESTMENT LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 05/04/2022, AS INSTRUMENT NUMBER 20220504-0051721, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 712 KNIGHTSBRIDGE WAY, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08037-S24-2

TAX PARCEL ID/APN: 149 02 0B 051.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 144 ON THE PLAN OF PICCADILLY SQUARE, PHASE II, OF RECORD IN PLAT BOOK 6250, PAGES 92-94, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MARY VONGSAGA AND SOMPHON VONGSA, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 02/14/2022, AS INSTRUMENT NUMBER 20220214-0016827, 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

