Karen Johnson Davidson County
Batch# 1269832 DEEDQC
05/07/2025 10:37:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20250507-0035663

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
RH Partners Warehouse OwnerCo, LLC 401
Congress Avenue
33rd Floor
Austin, TX 78701

QUITCLAIM DEED

THIS DEED, made to be effective as of the 23rd day of April, 2025, is made and entered into by and between **RH Partners OwnerCo, LLC, a Delaware limited liability company, successor by merger to SAFARI ONE ASSET COMPANY, LLC, SAFARI TWO ASSET COMPANY, LLC, SFR ASSETS OWNER, LLC and SFR INVESTMENTS I, LLC, all being Delaware limited liability companies, as shown on Certificate of Merger of Domestic Limited Liability Companies attached hereto as Exhibit "C", a Delaware limited liability company**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantor*"), and **RH Partners Warehouse OwnerCo, LLC, a Delaware limited liability company**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("*Grantee*").

GRANTOR, for no consideration, hereby grants, conveys and quitclaims unto Grantee, all of Grantor's right, title and interest in the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 21 day of April, 2025.

GRANTOR:

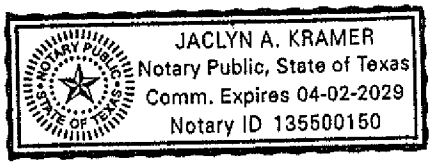
RH Partners OwnerCo, LLC, a Delaware limited liability company

By: _____
Name: Joseph V. Gatti
Title: Vice President

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 21 day of April, 2025, by Joseph V. Gatti, as Vice President of RH Partners OwnerCo, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:



_____
Notary Public

Commission Expires: 04/02/2029

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

AFFIANT ROB NEWMAN

Subscribed and sworn to before me this 23rd day of April, 2025.

SEAL:

Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 19 on the plan of BRENTWOOD GLEN, A PLANNED UNIT DEVELOPMENT, of record at Plat Book 7900, Page 189, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Grantor by deed recorded 10/05/2020 at Instrument No. 20201005-0115143 in said Register's Office.

COMMONLY KNOWN AS: 706 Brent Glen Pl, Nashville, TN 37211
PARCEL ID: 161-05-0B-019.00
TITLE FILE NO: 1607660-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (706 BRENT GLEN PL, NASHVILLE, TN 37211) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 7900, Page 189 and Plat Book 7900, Page 19, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7669, Page 207; Book 7798, Page 996; Book 8092, Page 322; Book 8176, Page 227; Book 8255, Page 887; Book 8614, Page 822 and Book 8614, Page 894, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 6255, Page 875; Book 7382, Page 773; Book 1163, Page 154; Book 2270, Page 140; Book 2440, Page 271 and Book 2595, Page 518, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "C"

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 CERTIFICATE OF MERGER, WHICH MERGES:

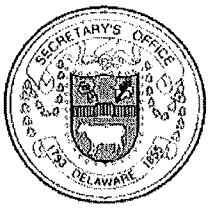
"SAFARI TWO ASSET COMPANY, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

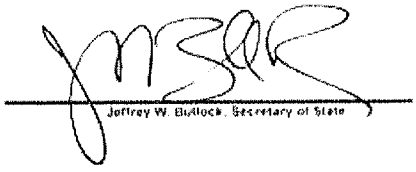
"SFR INVESTMENTS I, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"SAFARI ONE ASSET COMPANY, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

"SFR ASSETS OWNER, LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "RH PARTNERS OWNERCO, LLC" UNDER THE NAME OF "RH PARTNERS OWNERCO, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE TWENTY-NINTH DAY OF SEPTEMBER, A.D. 2020, AT 11:22 O`CLOCK A.M.





6928884 8100M
SR# 20207534387

Authentication: 203754108
Date: 09-29-20

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:22 AM 09/29/2020
FILED 11:22 AM 09/29/2020
SR 20207534387 - File Number 6928884

EXECUTION VERSION

STATE OF DELAWARE
CERTIFICATE OF MERGER OF
DOMESTIC LIMITED LIABILITY COMPANIES

Pursuant to Section 18-209 of the Delaware Limited Liability Company Act, the undersigned limited liability company executed the following Certificate of Merger:

FIRST: The name, jurisdiction of formation and type of entity of the surviving domestic limited liability company is RH Partners OwnerCo, LLC, a Delaware limited liability company (the "***Surviving Company***"). The name, jurisdiction of formation and type of entity of each of the domestic limited liability companies being merged with and into the Surviving Company are:

a) Safari One Asset Company, LLC, a Delaware limited liability company;

b) Safari Two Asset Company, LLC, a Delaware limited liability company;

c) SFR Assets Owner, LLC, a Delaware limited liability company; and

d) SFR Investments I, LLC, a Delaware limited liability company.

SECOND: An agreement and plan of merger (the "***Agreement and Plan of Merger***") has been approved, adopted, certified, executed and acknowledged by each of the constituent limited liability companies.

THIRD: The name of the surviving domestic limited liability company is RH Partners OwnerCo, LLC.

FOURTH: The merger is to become effective on the date of filing.

FIFTH: The Agreement and Plan of Merger is on file at 5001 Plaza on the Lake, Suite 200, Austin, Texas 78746, the place of business of the Surviving Company.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the Surviving Company on request, without cost, to any member of the constituent limited liability companies.

[Signature Page Follows]

IN WITNESS WHEREOF, the Surviving Company has caused this certificate of merger to be signed by an authorized person on its behalf, the 29th day of September, 2020.

RH PARTNERS OWNERCO, LLC

By: _____
Name: Joseph V. Gatti
Its: Vice President

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 4/23/2025 (date of document).

Affiant Signature

4/23/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157