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

Karen Johnson Davidson County
Batch# 1305041 DEEDQC
08/01/2025 12:26:30 PM 30 pgs
Fees: $152.00 Taxes: $0.00
20250801-0061183

After recording, return to:
Mainstay National Title LLC
3097 Satellite Blvd., Bldg. 700, Ste. 600
Duluth, GA 30096

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
591 West Putnam Avenue, Greenwich, Connecticut 06830	STAR BORROWER SFR6, L.P. 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 SFR6, 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, including as contemplated by Tenn. Code Ann. § 66-27-703, this conveyance does not constitute a "transfer" within the meaning of Tenn. Code Ann. § 66-27-701(12)(B).

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of July, 2025. Effective as of July 30, 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 16 day of July, 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.

Lauren E. Breath
Notary public signature

Commission expires: 3/21/26

LAUREN BREATH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6430881
Qualified in Kings County
Commission Expires March 21, 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

Subscribed and sworn to before me this 16 day of July, 2025.

Notary Public
My Commission Expires:
(Affix Seal)

LAUREN BREATH
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6430881
Qualified In Kings County
Commission Expires March 21, 2026

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip
1	NA02989-S-SFR6	3837 BUENA VISTA PIKE	NASHVILLE	TN	37218
2	NA03008-S-SFR6	462 CLEARWATER DR	NASHVILLE	TN	37217
3	NA03079-S-SFR6	5409 EULALA DR	NASHVILLE	TN	37211
4	NA03105-S-SFR6	4952 CIMARRON WAY	ANTIOCH	TN	37013
5	NA03406-S-SFR6	4616 BILLINGSGATE RD	NASHVILLE	TN	37013
6	NA03493-S-SFR6	600 PICCADILLY ROW	ANTIOCH	TN	37013
7	NA03756-S-SFR6	4936 SHIHMEN DR	NASHVILLE	TN	37013
8	NA03805-S-SFR6	409 BARKLEY CT	NASHVILLE	TN	37013
9	NA03993-S-SFR6	311 BONNARIDGE DR	NASHVILLE	TN	37076
10	NA04013-S-SFR6	410 JANETTE AVE	GOODLETTSVILLE	TN	37072
11	NA04256-S-SFR6	3044 FIELDSTONE DR	NASHVILLE	TN	37013
12	NA04257-S-SFR6	5034 INGLEWOOD CT	NASHVILLE	TN	37216
13	NA04354-S-SFR6	201 FOUNDERS LN	NASHVILLE	TN	37209
14	NA04355-S-SFR6	203 FOUNDERS LN	NASHVILLE	TN	37209
15	NA04364-S-SFR6	222 FOUNDERS LN	NASHVILLE	TN	37209
16	NA04471-S-SFR6	631 TRUXTON CT	NASHVILLE	TN	37214
17	NA04479-S-SFR6	4652 FANNING DR	NASHVILLE	TN	37013
18	NA04556-S-SFR6	617 CAVENDISH CT	ANTIOCH	TN	37013
19	NA04661-S-SFR6	728 WINTHORNE DR	NASHVILLE	TN	37217
20	NA04819-S-SFR6	253 EISENHOWER DR	NASHVILLE	TN	37211
21	NA04900-S-SFR6	5104 PARISHWOOD CT	NASHVILLE	TN	37211
22	NA04959-S-SFR6	820 AIMES CT	NASHVILLE	TN	37221
23	NA04961-S-SFR6	3291 NIAGARA DR	NASHVILLE	TN	37214
24	NA05105-S-SFR6	1517 WHITE PINE CT	NASHVILLE	TN	37214
25	NA05142-S-SFR6	8240 OLD SPRINGFIELD PIKE	GOODLETTSVILLE	TN	37072

LEGAL DESCRIPTION

EXHIBIT A-1

STREET ADDRESS: 3837 BUENA VISTA PIKE, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: NA02989-S-SFR6

TAX PARCEL ID/APN: 05914024600

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF HILLMORE SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 47 AS AMENDED IN BOOK 6250, PAGE 195, 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 C & C RESIDENTIAL PROPERTIES INC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 3/26/2021, AS INSTRUMENT NUMBER 20210707-0091534, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 462 CLEARWATER DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: NA03008-S-SFR6

TAX PARCEL ID/APN: 150 01 0 177.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 ON THE PLAN OF SECTION EIGHT, EDGE-O-LAKE ESTATES, AS OF RECORD IN BOOK 3700, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 144 FRONTS 80.65 FEET ON THE SOUTHERLY SIDE OF CLEARWATER DRIVE AND EXTENDS BACK 183.74 FEET ON THE WESTERLY LINE AND 211.24 FEET ON THE EASTERLY LINE TO A REAR LINE ON WHICH IT MEASURES 86.31 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM SANDRA P. ZAMORA, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 7/7/2021, AS INSTRUMENT NUMBER 20210707-0091528, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 5409 EULALA DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA03079-S-SFR6

TAX PARCEL ID/APN: 162 05 0 125.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 202 ON THE PLAN OF HICKORY VALLEY, SECTION 2, A PLAT OF WHICH IS OF RECORDED IN PLAT BOOK 4175, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM DALILA A. JOHNSON, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 7/13/2021, AS INSTRUMENT NUMBER 20210713-0093605, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 4952 CIMARRON WAY, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03105-S-SFR6

TAX PARCEL ID/APN: 162 03 0 045.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LOT 138, SECTION III, APACHE HILLS, AS SHOWN ON PLAT OF RECORD IN BOOK 4175, PAGE 9, 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 SAMUEL CORY MORGAN, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 7/14/2021, AS INSTRUMENT NUMBER 20210714-0094674, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-5

STREET ADDRESS: 4616 BILLINGSGATE RD, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03406-S-SFR6

TAX PARCEL ID/APN: 149 01 0B 112.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 229, AS SHOWN ON THE MAP ENTITLED THE PLAN OF PICCADILLY SQUARE, PHASE 3, OF RECORD IN PLAT BOOK 6260, PAGES 892, 893 AND 894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM LARRY E. SPURLOCK AND CYNTHIA SPURLOCK, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 8/3/2021, AS INSTRUMENT NUMBER 20210803-0104125, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-6

STREET ADDRESS: 600 PICCADILLY ROW, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03493-S-SFR6

TAX PARCEL ID/APN: 149020A07000CO

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. 100 ON THE PLAN OF PICCADILLY SQUARE, PHASE 1 OF RECORD IN PLAT BOOK 5200, PAGE 720, 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 HBG HOLDINGS, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 8/17/2021, AS INSTRUMENT NUMBER 20210817-0111322, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-7

STREET ADDRESS: 4936 SHIHMEN DR, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03756-S-SFR6

TAX PARCEL ID/APN: 16208005500

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LOT 107, SECTION 3, ANTIOCH PARK SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 25, IN THE REGISTER'S OFFICE OF 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 PURPLE ROSE INVESTMENTS, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/20/2021, AS INSTRUMENT NUMBER 20210920-0125860, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-8

STREET ADDRESS: 409 BARKLEY CT, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03805-S-SFR6

TAX PARCEL ID/APN: 173 04 0A 097.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 ON THE PLAN OF SUBDIVISION FOR PHASE 1 OF OAK HIGHLANDS OF RECORD IN PLAT BOOK 6900, PAGE (S) 432 THROUGH 435, INCLUSIVE, 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 OPENDOOR PROPERTY J LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/20/2021, AS INSTRUMENT NUMBER 20210920-0125849, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-9

STREET ADDRESS: 311 BONNARIDGE DR, NASHVILLE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: NA03993-S-SFR6

TAX PARCEL ID/APN: 075 13 0 178.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING ALL OF LOT NO. 52, HERMITAGE HILLS OF RECORD IN BOOK 2900, PAGES 48 AND 49, 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 CASH4YOURHOME LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/23/2021, AS INSTRUMENT NUMBER 20210923-0128002, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-10

STREET ADDRESS: 410 JANETTE AVE, GOODLETTSVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: NA04013-S-SFR6

TAX PARCEL ID/APN: 03312005700

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 215 ON THE PLAN OF GATEWOOD, SECTION I, AS OF RECORD IN BOOK 3300, PAGE 47 TO 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF KATHY AVENUE, AT THE CORNER OF LOTS 215 AND 226; THENCE WITH THE LINE BETWEEN SAID LOTS, WESTERLY 123 FEET TO A CORNER OF LOT NO. 216; THENCE WITH THE LINE BETWEEN LOTS 215 AND 216, SOUTHWESTERLY 144.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF JANETTE AVENUE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 96.52 FEET TO THE POINT OF BEGINNING OF THE CURVE; THENCE AROUND SAID CURVE, NORTHEASTERLY 39.2 FEET TO A POINT IN THE WESTERLY MARGIN OF KATHY AVENUE; THENCE WITH THE MARGIN OF THE SAME NORTHERLY 118.92 FEET TO THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/22/2021, AS INSTRUMENT NUMBER 20210922-0126965, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-11

STREET ADDRESS: 3044 FIELDSTONE DR, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA04256-S-SFR6

TAX PARCEL ID/APN: 150 10 0 043.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 104 ON THE PLAN OF CHERRY HILLS SUBDIVISION. SECTION 10-B, OF RECORD IN PLAT BOOK 5210, PAGE 139, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM CHERYL HARRIS, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/23/2021, AS INSTRUMENT NUMBER 20210923-0128074, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-12

STREET ADDRESS: 5034 INGLEWOOD CT, NASHVILLE, TN, 37216

COUNTY: DAVIDSON

CLIENT CODE: NA04257-S-SFR6

TAX PARCEL ID/APN: 061 03 0 163.00

LAND IN DAVIDSON COUNTY. TENNESSEE, BEING PART OF LOT NO. 39 ON THE PLAN OF INGLEWOOD HEIGHTS, AS SHOWN OF RECORD IN PLAT BOOK 1424, PAGE 85, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY MARGIN OF INGLEWOOD COURT AT THE COMMON CENTER OF LOTS NOS. 39 AND 59; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWESTERLY 88.5 FEET TO A POINT; THENCE NORTH 88 DEGREES 20 MINUTES WEST 100 FEET TO THE NORTHEAST CORNER OF LOT NO. 37; THENCE WITH THE LINE BETWEEN LOTS NOS. 39 AND 37, SOUTHWARDLY 75 FEET TO THE SOUTHEAST CORNER OF LOT NO. 37; THENCE SOUTHEASTERLY 160 FEET MORE OR LESS, TO THE WESTERLY MARGIN OF SAID INGLEWOOD COURT; THENCE NORTHWARDLY 75 FEET ALONG THE WESTERLY MARGIN OF INGLEWOOD COURT TO THE BEGINNING.
INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS PROPERTY CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE BY DEED OF RECORD IN BOOK 4882, PAGE 507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 39 ON THE PLAN OF INGLEWOOD HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 85, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE COMMON CORNER OF THE PROPERTY OF MRS. R.M. DICKERSON, C.H. NESBITT AND BILLY L. BEARD; THENCE SOUTH 5 DEGREES 22 MINUTES 58 SECONDS WEST 32.15 FEET ALONG THE PROPERTY LINE BETWEEN C.H. NESBITT AND BILLY L. BEARD, TO A POINT; THENCE NORTH 61 DEGREES 22 MINUTES 29 SECONDS EAST 8.85 FEET ALONG THE EASTERLY MARGIN OF BRILEY PARKWAY TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY 46.17 FEET ALONG SAID CURVE ON THE EASTERLY MARGIN OF BRILEY PARKWAY TO A POINT; THENCE NORTH 84 DEGREES 36 MINUTES 14 SECONDS WEST 44.64 FEET ALONG THE PROPERTY LINE BETWEEN MRS. R. M. DICKERSON AND BILLY L. BEARD TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM DANIEL J PLATT, ANDREW C. PLATT, AND JOEL C. PLATT, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/22/2021, AS INSTRUMENT NUMBER 20210922-0127248, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-13

STREET ADDRESS: 201 FOUNDERS LN, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA04354-S-SFR6

TAX PARCEL ID/APN: 091072A02500CO

LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 25 OF THE 49 TENNESSEE TOWNHOUSES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOUSES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20191001-0099627, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20191014-0104987 AND THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20210211-0019677, IN SAID REGISTER'S OFFICE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION AND BEING LOCATED UPON THE LAND IDENTIFIED ON EXHIBIT "A-1" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION.

THIS BEING THE SAME PROPERTY CONVEYED FROM ECG 49TN, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/22/2021, AS INSTRUMENT NUMBER 20210922-0127040, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-14

STREET ADDRESS: 203 FOUNDERS LN, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA04355-S-SFR6

TAX PARCEL ID/APN: 091 07 2A 024.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 24 OF THE 49 TENNESSEE TOWNHOUSES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOUSES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20191001-0099627, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20191014-0104987 AND THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20210211-0019677, IN SAID REGISTER'S OFFICE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION AND BEING LOCATED UPON THE LAND IDENTIFIED ON EXHIBIT "A-1" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION.

THIS BEING THE SAME PROPERTY CONVEYED FROM ECG 49TN, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/22/2021, AS INSTRUMENT NUMBER 20210922-0127040, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-15

STREET ADDRESS: 222 FOUNDERS LN, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA04364-S-SFR6

TAX PARCEL ID/APN: 091072A03500CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 35 OF THE 49 TENNESSEE TOWNHOUSES, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOUSES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NUMBER 20191001-0099627, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20191014-0104987 AND THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 49 TENNESSEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20210211-0019677, IN SAID REGISTER'S OFFICE, SAID UNITS BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION AND BEING LOCATED UPON THE LAND IDENTIFIED ON EXHIBIT "A-1" TO THE AFOREMENTIONED SECOND AMENDMENT TO DECLARATION.

THIS BEING THE SAME PROPERTY CONVEYED FROM ECG 49TN, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/22/2021, AS INSTRUMENT NUMBER 20210922-0127040, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-16

STREET ADDRESS: 631 TRUXTON CT, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA04471-S-SFR6

TAX PARCEL ID/APN: 09611019900

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING LOT NO. 91, ON THE PLAN OF HICKORY BEND, SECTION 1, OF RECORD IN PLAT BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/27/2021, AS INSTRUMENT NUMBER 20210927-0129510, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-17

STREET ADDRESS: 4652 FANNING DR, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA04479-S-SFR6

TAX PARCEL ID/APN: 14812014300

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 ON THE PLAN OF SECTION SIX, HAZELWOOD OF RECORD IN PLAT BOOK 3842, PAGE 103, 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 ANGEL R. SOTO ESCOBAR AND ELBA MARINA MONTANO ROSALES, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 9/24/2021, AS INSTRUMENT NUMBER 20210924-0128579, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-18

STREET ADDRESS: 617 CAVENDISH CT, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA04556-S-SFR6

TAX PARCEL ID/APN: 149010B03600CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 301, AS SHOWN ON THE MAP ENTITLED PHASE III, PICCADILLY SQUARE, OF RECORD IN PLAT BOOK 6250, PAGES 892-894, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM SHARIE JOANNE BARDO AND BILLY JOE LEWIS, JR, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 11/4/2021, AS INSTRUMENT NUMBER 20211104-0147692, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-19

STREET ADDRESS: 728 WINTHORNE DR, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: NA04661-S-SFR6

TAX PARCEL ID/APN: 12001004100

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 354 ON THE PLAN OF GLENGARRY PARK, SECTION THREE, AS OF RECORD IN BOOK 2900, PAGE 25, 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 SERDAR O MURAD AND BREKANN A. HUSSAIN, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 10/1/2021, AS INSTRUMENT NUMBER 20211001-0132014, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-20

STREET ADDRESS: 253 EISENHOWER DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA04819-S-SFR6

TAX PARCEL ID/APN: 134 13 0 080.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING LOT NO. 167 ON THE PLAN OF KENILWORTH ESTATES, SECTION-FOUR, AS OF RECORD IN BOOK 3300, PAGES 34, 35, AND 36, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 167 FRONTS 70 FEET ON THE SOUTHERLY SIDE OF EISENHOWER DRIVE AND EXTENDS BACK 206.3 FEET ON THE WESTERLY LINE AND 200 FEET ON THE EASTERLY LINE TO A DEAD LINE, MEASURING 70 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM THOMAS ROCK RAMSEY, TIMOTHY THOMAS RAMSEY, AND BRITTNEY AUTUMN RAMSEY, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 11/9/2021, AS INSTRUMENT NUMBER 20211109-0149758, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-21

STREET ADDRESS: 5104 PARISHWOOD CT, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA04900-S-SFR6

TAX PARCEL ID/APN: 16103010800

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF SECTION TWO, MCMURRAY MEADOWS, OF RECORD IN BOOK 4955, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED FROM JOEL INTERIANO AND WALESKA VALDEZ, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 10/14/2021, AS INSTRUMENT NUMBER 20211014-0138323, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-22

STREET ADDRESS: 820 AIMES CT, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: NA04959-S-SFR6

TAX PARCEL ID/APN: 126150A16400CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 140 ON THE PLAN OF RESUBDIVISION OF LOTS 140-142 OF SECTION THREE AND LOTS 121-122 OF SECTION TWO, BOONE TRACE AT BILTMORE, OF RECORD IN PLAT BOOK 11190, PAGE 41 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM DEBRA GORDON AND TARA LEEK GORDON, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 10/14/2021, AS INSTRUMENT NUMBER 20211014-0138245, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-23

STREET ADDRESS: 3291 NIAGARA DR, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA04961-S-SFR6

TAX PARCEL ID/APN: 096 16 0 068.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 279 ON THE PLAN OF WATERFALLS PARK SECTION 8, AS OF RECORD IN PLAT BOOK 4175, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 279 FRONTS 75 FEET ON THE EAST SIDE OF NIAGARA DRIVE AND EXTENDS BACK 212.5 FEET ON THE NORTH LINE AND 244.5 FEET ON THE SOUTH LINE TO A DEAD LINE WHICH IS A BROKEN LINE MEASURING 116.47 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED FROM RUTRUT LLC, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 2/2/2022, AS INSTRUMENT NUMBER 20220202-0012389, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-24

STREET ADDRESS: 1517 WHITE PINE CT, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA05105-S-SFR6

TAX PARCEL ID/APN: 108040B02800CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE FINAL PLAN OF WHITE PINE ESTATES, A RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20000713-0069319, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM STEPHEN D. SARGENT AND SHARON SARGENT, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 3/10/2022, AS INSTRUMENT NUMBER 20220310-0028023, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-25

STREET ADDRESS: 8240 OLD SPRINGFIELD PIKE, GOODLETTSVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: NA05142-S-SFR6

TAX PARCEL ID/APN: 012 02 0 013.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING LOT NO. 142 ON THE PLAN OF GRIZZARD MANOR, SECTION 6 AS SHOWN BY PLAT OF RECORD IN BOOK 5200 AT PAGE 79 AND AMENDED IN BOOK 5460 AT PAGE 89, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM DONALD GRAHAM, TO SFR XII NASHVILLE OWNER I, BY DEED RECORDED ON 11/12/2021, AS INSTRUMENT NUMBER 20211112-0151104, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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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 July 30, 2025 (date of document).

Brandon C. Barbrow
Affiant Signature

July 30, 2025
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30th day of July, 2025.

Tawana C. Cornish
Notary's Signature

MY COMMISSION EXPIRES: 3/21/2028

NOTARY'S SEAL

