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 13 pgs
Fees: $67.00 Taxes: $0.00
20250801-0061184

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 2, 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 2, 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 2, 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	County
1	NA05682-S-SFR6	3331 PANORAMA DR	NASHVILLE	TN	37218	DAVIDSON
2	NA05854-S-SFR6	5512 SEESAW RD	NASHVILLE	TN	37211	DAVIDSON
3	NA05934-S-SFR6	524 DONALD AVE	GOODLETTSVILLE	TN	37072	DAVIDSON
4	NA05941-S-SFR6	125 DOWDY CT	NASHVILLE	TN	37013	DAVIDSON
5	NA06149-S-SFR6	513 AMERICAN RD	NASHVILLE	TN	37209	DAVIDSON

LEGAL DESCRIPTION

EXHIBIT A-1

STREET ADDRESS: 3331 PANORAMA DR, NASHVILLE, TN, 37218

COUNTY: DAVIDSON

CLIENT CODE: NA05682-S-SFR6

TAX PARCEL ID/APN: 080 07 0 056.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 471 ON THE PLAN OF BORDEAUX HILLS, SECTION SIX, AS OF RECORD IN BOOK 3842, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF PANORAMA DRIVE, AT THE CORNER OF LOTS 471 AND 472; THENCE WESTERLY WITH SAID DRIVE, AROUND A SLIGHT CURVE, 106.69 FEET; THENCE AROUND A CURVE, IN A SOUTHERLY DIRECTION 41.55 FEET TO A POINT IN THE EASTERLY MARGIN OF A 50-FOOT UNNAMED STREET; THENCE WITH THE MARGIN OF SAID STREET, SOUTHERLY 95.71 FEET TO A POINT; THENCE EASTERLY 88.59 FEET TO THE CORNER OF LOTS 471 AND 472; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHEASTWARDLY 88.85 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO SFR XII NASHVILLE OWNER 2, BY DEED RECORDED ON 2/14/2022, AS INSTRUMENT NUMBER 20220214-0016722, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 5512 SEESAW RD, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA05854-S-SFR6

TAX PARCEL ID/APN: 172 12 0A 089.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 132 ON THE PLAN OF SECTION FIVE, BRADFORD HILLS, OF RECORD IN BOOK 7900, PAGE 6 AND BOOK 7900, PAGES 287 AND 288, 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 ALVIN ROSE, TO SFR XII NASHVILLE OWNER 2, BY DEED RECORDED ON 11/15/2021, AS INSTRUMENT NUMBER 20211115-0151252, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-3

STREET ADDRESS: 524 DONALD AVE, GOODLETTSVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: NA05934-S-SFR6

TAX PARCEL ID/APN: 026 09 0 017.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF SECTION 5, CLARK PLACE, AS OF RECORD IN BOOK 2331, PAGE 159, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM VONEY CARSTEDT AND KACEY MICHELLE CARSTEDT, TO SFR XII NASHVILLE OWNER 3, BY DEED RECORDED ON 2/2/2022, AS INSTRUMENT NUMBER 20220202-0012371, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-4

STREET ADDRESS: 125 DOWDY CT, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA05941-S-SFR6

TAX PARCEL ID/APN: 148 12 0 166.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF SECTION 11, HAZELWOOD, OF RECORD IN BOOK 4300, PAGE 22, AS AMENDED IN BOOK 4477, PAGE 281, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM HELEN T. BENNETT AND DAVID R. BENNETT, TO SFR XII NASHVILLE OWNER 4, BY DEED RECORDED ON 2/2/2022, AS INSTRUMENT NUMBER 20220202-0012391, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-5

STREET ADDRESS: 513 AMERICAN RD, NASHVILLE, TN, 37209

COUNTY: DAVIDSON

CLIENT CODE: NA06149-S-SFR6

TAX PARCEL ID/APN: 090 16 0 030.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF CHARLOTTE PARK, SECTION I, OF RECORD IN BOOK 2663, PAGES 2-6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO SFR XII NASHVILLE OWNER 5, BY DEED RECORDED ON 3/2/2022, AS INSTRUMENT NUMBER 20220302-0023438, 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

