**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 19 pgs
Fees: $97.00 Taxes: $0.00
20250801-0061185

**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,<br>Greenwich, Connecticut 06830 | STAR BORROWER SFR6, L.P.<br>c/o Invitation Homes<br>16220 North Scottsdale Road, Suite 450<br>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 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.

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 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 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.

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

| Co | File Number | Address | City | Sta | Zip |
|---|---|---|---|---|---|
| 1 | NA07905-S-SFR6 | 816 RESTOVER CT | NASHVILLE | TN | 37214 |
| 2 | NA07961-S-SFR6 | 1124 WHITE MOUNTAIN LN | NASHVILLE | TN | 37013 |
| 3 | NA08054-S-SFR6 | 901 HILL RIDGE DR | NASHVILLE | TN | 37013 |
| 4 | NA08117-S-SFR6 | 412 CATHY JO CIR | NASHVILLE | TN | 37211 |
| 5 | NA08123-S-SFR6 | 324 MELPAR DR | NASHVILLE | TN | 37211 |
| 6 | NA08256-S-SFR6 | 2204 BUTTONQUAIL CT | HERMITAGE | TN | 37076 |
| 7 | NA08312-S-SFR6 | 108 DORA DR | GOODLETTESVILLE | TN | 37072 |
| 8 | NA08367-S-SFR6 | 2937 RIVERBEND DR | NASHVILLE | TN | 37214 |
| 9 | NA08469-S-SFR6 | 5137 SINGING HILLS DR | ANTIOCH | TN | 37013 |
| 10 | NA08489-S-SFR6 | 1400 MOHAWK TRL | MADISON | TN | 37115 |
| 11 | NA08673-S-SFR6 | 271 CATHY JO DR | NASHVILLE | TN | 37211 |
| 12 | NA08695-S-SFR6 | 6476 PADDINGTON WAY | ANTIOCH | TN | 37013 |

# LEGAL DESCRIPTION

## EXHIBIT A-1

STREET ADDRESS: 816 RESTOVER CT, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA07905-S-SFR6

TAX PARCEL ID/APN: 108 04 0 138.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING LOT NO. 326 ON THE PLAN OF LARCHWOOD, SECTION 6, AS OF RECORD IN PLAT BOOK 6250, PAGE 235 (ERRONEOUSLY REFERENCED AS 325 ON PRIOR CONVEYANCE), REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM ANTHONY B BOSS AND SONIA J BOSS, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 2/17/2022, AS INSTRUMENT NUMBER 20220217-0018822, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

## EXHIBIT A-2

STREET ADDRESS: 1124 WHITE MOUNTAIN LN, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA07961-S-SFR6

TAX PARCEL ID/APN: 135140A02600CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF FINAL PLAT OF PHASE TWO, PINNACLE POINT SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE (S) 140 AND 141, 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 TAMARA MILFORD AND MARTARIOUS BROOKS, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 2/14/2022, AS INSTRUMENT NUMBER 20220214-0017140, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-3**

STREET ADDRESS: 901 HILL RIDGE DR, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08054-S-SFR6

TAX PARCEL ID/APN: 150120C05400CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 6 ON THE PLAN OF FINAL PLAT MT. VIEW SUBDIVISION, SECTION TWO, OF RECORD ON PLAT IN INSTRUMENT NUMBER 20010523-0053206; REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM BETTIE A. HINES, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 2/25/2022, AS INSTRUMENT NUMBER 20220225-0021561, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-4**

STREET ADDRESS: 412 CATHY JO CIR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA08117-S-SFR6

TAX PARCEL ID/APN: 133 08 0 168.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 82 ON THE PLAN OF PHASE I, VALLEY VIEW TERRACE, OF RECORD IN BOOK 5200, PAGE 77, 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 MUSIC CITY FINANCIAL, LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 3/9/2022, AS INSTRUMENT NUMBER 20220309-0027038, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-5

STREET ADDRESS: 324 MELPAR DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA08123-S-SFR6

TAX PARCEL ID/APN: 148 13 0 022.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
TRACT 1:
BEING LOT NO. 394 ON THE PLAN OF FAIRLANE PARK. SECTION III, OF RECORD IN BOOK 2331, PAGE 145-146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH RECORD REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.
TRACT 2:
BEING PART OF TRACT "F" ON THE PLAN OF FAIRLANE PARK, SECTION III, OF RECORD IN BOOK 2331, PAGE 145-146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN MONUMENT THE SAME BEING THE NORTH WEST REAR CORNER OF LOT NO. 394; THENCE NORTH 2 DEGREES 35 MINUTES EAST 81.12 FEET TO A POINT; THENCE SOUTH 86 DEGREES 59 MINUTES EAST 42.89 SIR A POINT; THENCE SOUTH 4 DEGREES 26 MINUTES EAST 94.55 FEET TO THE NORTHEAST REAR CORNER OF LOT NO. 394: THENCE WITH THE REAR LINE OF LOT NO. 394, 58 FEET, MORE OR LESS, TO POINT OF BEGINNING; CONTAINING 0.10 ACRES.

THIS BEING THE SAME PROPERTY CONVEYED FROM ROUMANI SALEB, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 2/28/2022, AS INSTRUMENT NUMBER 20220228-0022680, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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## EXHIBIT A-6

STREET ADDRESS: 2204 BUTTONQUAIL CT, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: NA08256-S-SFR6

TAX PARCEL ID/APN: 098 06 0A 093.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE FINAL PLAT OF PHASE ONE, SECTION B, BRIDGEWATER A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20060425-0046949, CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 20060608-0067982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM KAT HARLAN, AUTHORIZED AGENT OF ZILLOW HOMES PROPERTY TRUST, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 3/14/2022, AS INSTRUMENT NUMBER 20220314-0029050, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-7**

STREET ADDRESS: 108 DORA DR, GOODLETTESVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: NA08312-S-SFR6

TAX PARCEL ID/APN: 025 12 0 068.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF RANCHWOOD ESTATES, SECTION TWO OF RECORD IN PLAT BOOK 3600, PAGE 67, 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 TRUST I LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 3/16/2022, AS INSTRUMENT NUMBER 20220316-0030710, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-8**

STREET ADDRESS: 2937 RIVERBEND DR, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA08367-S-SFR6

TAX PARCEL ID/APN: 062020A23400CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 226, ON THE PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION 4 AND 5, OF RECORD IN BOOK 9700 PAGE 409, 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 OLUSIJI FREDERICK OGUNYEMI AND GRACE OGUNYEMI, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 3/18/2022, AS INSTRUMENT NUMBER 20220318-0031697, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

**EXHIBIT A-9**

STREET ADDRESS: 5137 SINGING HILLS DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08469-S-SFR6

TAX PARCEL ID/APN: 176010A08500CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF FINAL PLAT, THE ESTATES OF HICKORY WOODS OF RECORD IN PLAT AT INSTRUMENT NO. 20010412-0036163, 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 MASON & LEWIS PARTNERS LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 4/12/2022, AS INSTRUMENT NUMBER 20220412-0042444, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-10**

STREET ADDRESS: 1400 MOHAWK TRL, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: NA08489-S-SFR6

TAX PARCEL ID/APN: 053 14 0 033.00

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.12 ON THE PLAN OF NAWAKWA HILLS, POWWOW ADDITION, SECTION 1, AS OF RECORD IN PLAT BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM SIMPLE HOME EXITZ, LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 4/14/2022, AS INSTRUMENT NUMBER 20220414-0043556, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-11**

STREET ADDRESS: 271 CATHY JO DR, NASHVILLE, TN, 37211

COUNTY: DAVIDSON

CLIENT CODE: NA08673-S-SFR6

TAX PARCEL ID/APN: 13312014000

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 95, VALLEY VIEW MEADOWS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 93, 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 TANNER KELLY WHITE, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 5/23/2022, AS INSTRUMENT NUMBER 20220523-0059565, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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**EXHIBIT A-12**

STREET ADDRESS: 6476 PADDINGTON WAY, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08695-S-SFR6

TAX PARCEL ID/APN: 151 09 0A 366.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
BEING ALL OF LOT NO. 285, ON THE PLAN OF LONG HUNTER CHASE, PHASE 3, SECTION 3A, A PLANNED UNIT DEVELOPMENT, ACCORDING TO PLAT AND SURVEY APPEARING OF RECORD IN INSTRUMENT NO. 20081014-0103114, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM MARK JACKSON, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 5/20/2022, AS INSTRUMENT NUMBER 20220520-0058508, 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 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

