This instrument prepared by:
NELSON MULLINS RILEY & SCARBOROUGH LLP
Mark Miller, Esq.
1222 Demonbreun Street, Suite 1700
Nashville, TN 37203
Tel. 615-664-5325

Karen Johnson Davidson County
Batch# 1306729 DEEDQC
08/07/2025 12:33:30 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20250807-0062861

After recording, return to:
OSN-MAINSTAY JV SERVICES 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.
SFR 2025-2 BORROWER LLC, c/o Home Partners Holdings LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	**SFR 2025-2 BORROWER LLC,** c/o Home Partners Holdings LLC 15771 Red Hill Avenue, Suite 100 Tustin, CA 92705	[See Exhibit A attached hereto and incorporated herein]

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **HPA CL1 LLC**, a Delaware limited liability company, formerly known as **HPA CL2 LLC,** a Delaware limited liability company, by virtue of the Certificate attached hereto as Exhibit B, with offices located at 15771 Red Hill Avenue, Suite 100, Tustin, CA 92705 ("Grantor"), by these presents does hereby quitclaim and convey unto **SFR 2025-2 BORROWER LLC,** a Delaware limited liability company ("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 thereto (the "***Property***").

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is conveyed subject to all such easements, covenants, reservations, 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(12)(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 25 day of JUNE, 2025. Effective as of August 1, 2025.

HPA CL1 LLC,
a Delaware limited liability company

By: _____
Name: Thomas G. Walsh
Title: Vice President

State of New York,
ss:
County of New York

On June 25, 2025, before me, the undersigned, personally appeared Thomas G. Walsh, the Vice President of **HPA CL1 LLC**, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Signature _____
Notary Public, State of New York

My Commission expires on: 7/18/26

IRIS M TIRADO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01TI5030423
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JULY 18, 2026

VALUE AFFIDAVIT

State of New York
County of New York

The actual consideration or value for this transfer is $0.00.

Thomas G. Walsh

STATE OF NEW YORK
COUNTY OF New York

On this 25 day of JUNE, 2025, before me, the undersigned notary public, personally appeared Thomas G. Walsh who proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

Signature _____ (Seal)
Notary Public, State of NEW YORK

My Commission expires on: 7/18/26

IRIS M TIRADO
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01TI5030423
QUALIFIED IN WESTCHESTER COUNTY
COMMISSION EXPIRES JULY 18, 2026

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	81016389-HPA	5921 COLCHESTER DR	NASHVILLE	TN	37076	DAVIDSON
2	81014134-HPA	896 IRMA DRIVE	NASHVILLE	TN	37013	DAVIDSON
3	81013908-HPA	2424 DANILYNN DR	NASHVILLE	TN	37013	DAVIDSON
4	81027091-HPA	7476 MAGGIE DRIVE	ANTIOCH	TN	37013	DAVIDSON
5	81021625-HPA	2608 STORMLIGHT CT, S	NASHVILLE	TN	37217	DAVIDSON

LEGAL DESCRIPTION

EXHIBIT A-1

STREET ADDRESS: 5921 COLCHESTER DR, NASHVILLE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 81016389-HPA

TAX PARCEL ID/APN: 087 05 0A 023.00

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 23 ON THE PLAN OF FARMINGHAM WOODS PHASE I OF RECORD IN PLAT BOOK 7900, PAGE 228, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM ROBERT K. ARNOLD, TO HPA CL2 LLC, BY DEED RECORDED ON 4/27/2022, AS INSTRUMENT NUMBER 20220427-0048536, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-2

STREET ADDRESS: 896 IRMA DRIVE, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 81014134-HPA

TAX PARCEL ID/APN: 148 12 0 073.00

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF THE HAZELWOOD SUBDIVISION, SECTION TWO-A, OF RECORD IN BOOK 3500, PAGE 27, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEGINNING IN THE NORTHERLY MARGIN OF IRMA DRIVE AT THE COMMON FRONT CORNER OF LOTS 9 AND 10; THENCE NORTHERLY 146.56 FEET TO THE COMMON CORNER OF LOTS 8, 9 AND 10; THENCE NORTHEASTERLY 133.23 FEET TO A POINT; THENCE SOUTHERLY 205.56 FEET TO A POINT ON THE NORTHERLY MARGIN OF IRMA DRIVE; THENCE WESTERLY 87.92 FEET TO THE BEGINNING. NOTE: SEE SURVEYOR'S CORRECTION TO CERTAIN LOTS IN HAZELWOOD SUBDIVISION SECTION TWO-A (BOOK 3648, PAGE 218) - AFTER THE SUBDIVISION PLAT WAS RECORDED (IN BOOK 3500, PAGE 27), SURVEYOR FOUND THE LOT LINE DISTANCE BETWEEN LOTS 9 AND 10 SHOULD BE 146.56 FEET INSTEAD OF 121.56 FEET, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED FROM BRODY BREWER AND AMELIA BREWER, TO HPA CL2 LLC, BY DEED RECORDED ON 5/23/2022, AS INSTRUMENT NUMBER 20220523-0059213, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-3

STREET ADDRESS: 2424 DANILYNN DR, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 81013908-HPA

TAX PARCEL ID/APN: 163 16 0C 326.00

SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 326, OF PHASE 3-B OF MATLOCK TOWNHOMES, BEING PRIVATE ELEMENTS WITHIN A HORIZONTAL, PROPERTY REGIME WITH PRIVATE ELEMENTS, AS DESCRIBED IN THE MASTER DEED FOR MATLOCK TOWNHOMES, OF RECORD IN INSTRUMENT NO. 20070502-0052533, AND AMENDED IN INSTRUMENT NO. 20070509-0055599, INSTRUMENT NO. 20070705-0080103, INSTRUMENT NO. 20100122-0005543, INSTRUMENT NO. 20100503-0033517, INSTRUMENT NO. 20101216-0099939, INSTRUMENT NO. 20111228-0101458, INSTRUMENT NO.20170612-0058618, AND INSTRUMENT NO. 20200828-0098062 (WHICH ADDS PHASE 3-B, AND DEPICTS THE ABOVE-REFERENCED UNITS ON EXHIBIT B THERETO, BEING THE SITE PLAN FOR MATLOCK PHASE 3-8), AND FURTHER INCLUDING THE RIGHTS, USES AND BENEFITS IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS INCIDENT TO OWNERSHIP OF SAID UNITS AS SPECIFIED BY SAID MASTER DEED AND THE AMENDMENTS THERETO, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM JONES CONSTRUCTION LLC, TO HPA CL2 LLC, BY DEED RECORDED ON 7/12/2022, AS INSTRUMENT NUMBER 20220712-0080114, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-4

STREET ADDRESS: 7476 MAGGIE DRIVE, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: 81027091-HPA

TAX PARCEL ID/APN: 182 06 0A 16500C0

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LOT 162, OLD HICKORY HILLS, PHASE TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030623-0086188, 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 BRAD GIANNINI AND ERICA GIANNINI, TO HPA CL2 LLC, BY DEED RECORDED ON 9/14/2022, AS INSTRUMENT NUMBER 20220914-0102623, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT A-5

STREET ADDRESS: 2608 STORMLIGHT CT, S, NASHVILLE, TN, 37217

COUNTY: DAVIDSON

CLIENT CODE: 81021625-HPA

TAX PARCEL ID/APN: 135 10 0C 048.00

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43, ON THE FINAL PLAT OF RANSOM PARK SECTION THREE, RECORDED AS INSTRUMENT NO. 20030718-0101335, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS BEING THE SAME PROPERTY CONVEYED FROM PETER ELIAS AND SANDRA ELIAS, TO HPA CL2 LLC, BY DEED RECORDED ON 11/2/2022, AS INSTRUMENT NUMBER 20221102-0118387, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

EXHIBIT B
MERGER CERTIFICATE

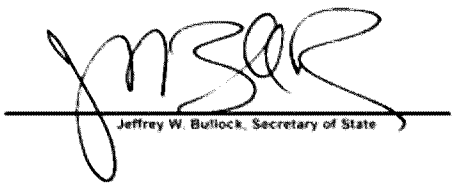
Delaware

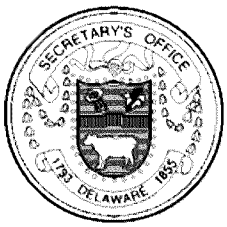
The First State

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:

"HPA CL2 LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "HPA CL1 LLC" UNDER THE NAME OF "HPA CL1 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 THIRD DAY OF MAY, A.D. 2024, AT 3:10 O`CLOCK P.M.





7378504 8100M
SR# 20241845353

Authentication: 203397285
Date: 05-03-24

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

State of Delaware
Secretary of State
Division of Corporations
Delivered 03:10 PM 05/03/2024
FILED 03:10 PM 05/03/2024
SR 20241845353 - File Number 7378504

EXECUTION VERSION

CERTIFICATE OF MERGER

of

HPA CL2 LLC
(a Delaware limited liability company)

into

HPA CL1 LLC
(a Delaware limited liability company)

May 3, 2024

The undersigned limited liability company, formed and existing under and by virtue of the Delaware Limited Liability Company Act, 6 Del.C. §18-101, et seq. (the "**LLC Act**"), hereby certifies:

FIRST: The name, jurisdiction of formation or organization and type of entity of each of the constituent entities which is to merge are as follows:

Name	Jurisdiction of Formation or Organization	Type of Entity
HPA CL2 LLC	Delaware	Limited Liability Company
HPA CL1 LLC	Delaware	Limited Liability Company

SECOND: An Agreement and Plan of Merger has been approved and executed by HPA CL2 LLC, HPA CL1 LLC, HPA CL PARENT BORROWER LLC and HPA CL2 ACQUISITIONS HOLDINGS LLC.

THIRD: The name of the surviving Delaware limited liability company is HPA CL1 LLC.

FOURTH: The merger of HPA CL2 LLC into HPA CL1 LLC shall be effective upon the filing of this Certificate of Merger with the Secretary of State of the State of Delaware.

FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of the surviving limited liability company. The address of the principal place of business of the surviving limited liability company is 120 S. Riverside Plaza, Suite 2000 Chicago, IL 60606.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited liability company, on request and without cost, to any member of HPA CL2 LLC or HPA CL1 LLC.

[Signature Page Follows]

202508070062861

IN WITNESS WHEREOF, the undersigned has cause this Certificate of Merger to be executed by a duly authorized person on the date first set forth above.

HPA CL1 LLC

By: _____
Name: Brian Lin
Title: Managing Director

Tennessee Certification of Electronic Document

I, Stacy Martin, 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 August 1, 2025 (date of document).

Affiant Signature

08/06/2025
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 6th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/21/2028

NOTARY'S SEAL

TAWANA C CORNISH NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 03/21/2028