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 9 pgs
Fees: $47.00 Taxes: $0.00
20250807-0062863

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, **SFR BORROWER 2022-A LLC**, a Delaware limited liability company, 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.

SFR BORROWER 2022-A 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 **SFR BORROWER 2022-A 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 N 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 DRIVER'S 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 N 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	81014347-HPA	810 BEXHILL COURT N	HERMITAGE	TN	37076	DAVIDSON
2	81020126-HPA	947 FANCHER LANE	JOELTON	TN	37080	DAVIDSON

LEGAL DESCRIPTION

EXHIBIT A-1

STREET ADDRESS: 810 BEXHILL COURT N, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 81014347-HPA

TAX PARCEL ID/APN: 064 16 0C 071.00

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 78 ON THE PLAN OF WEMBLY DOWNS, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN BOOK 8250, PAGE 108, 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 SFR ACQUISITIONS 3 LLC, TO SFR BORROWER 2024-A LLC, BY DEED RECORDED ON 6/18/2024, AS INSTRUMENT NUMBER 20240618-0045747, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 947 FANCHER LANE, JOELTON, TN, 37080

COUNTY: DAVIDSON

CLIENT CODE: 81020126-HPA

TAX PARCEL ID/APN: 015 13 0A 032.00

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO.32 ON THE FINAL PLAT, FALLS SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20191015-0105302, 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 SFR ACQUISITIONS 2 LLC, TO SFR BORROWER 2022-A LLC, BY DEED RECORDED ON 11/7/2022, AS INSTRUMENT NUMBER 20221107-0119682, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

***

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