Karen Johnson Davidson County
Batch# 1395075 DEEDWARRSP
03/19/2026 10:46:30 AM 7 pgs
Fees: $38.00 Taxes: $3,841.71
20260319-0021923

SPACE ABOVE THIS LINE FOR RECORDER'S USE

This instrument prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

After recording, return to:
BCHH, LLC
181 Montour Run Road
Coraopolis, PA 15108
Attention: Jim Felouzis
412-465-3917, jfelouzis@bchhinc.com

New Owner (Taxpayer) Name and Mailing Address:
IIF Vista SFR LP
2300 N Field St
Suite 1200
Dallas, TX 75201

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 18th day of March, 2026, is made and entered into by and between **Portico 3, LLC, a Delaware limited liability company**, whose forward mailing address is *1499 W Palmetto Park Rd, Ste 210, Boca Raton, FL 33486* ("*Grantor*"), and **IIF Vista SFR LP, a Delaware limited liability company**, whose tax mailing address is *2300 N Field St, Suite 1200, Dallas, TX 75201* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 11 day of March, 2026.

GRANTOR:

Portico 3, LLC,
a Delaware limited liability company

By: _____
Name: **D. Robby Napp**
Title: **Authorized Signer**

STATE OF **FLORIDA** §
COUNTY OF **PALM BEACH** §

The foregoing instrument was acknowledged before me this 11 day of March, 2026, by **D. Robby Napp**, as **Authorized Signer** of Portico 3, LLC, a Delaware limited liability company, who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

SEAL:

BRYAN BUTLER
Notary Public - State of Florida
Commission # HH 610781
My Comm. Expires Nov 7, 2028
Bonded through National Notary Assn.

_____
Notary Public

Commission Expires: 11/7/28

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$1,038,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 18th day of March, 2026.

SEAL:

Notary Public

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157

Commission Expires: 04/02/2029

Exhibit "A"
Legal Description(s)

TRACT 1:

Land in Davidson County, Tennessee, being all of Lot No. 73, as shown on the map entitled Claymille Station, Phase Three (3), appearing of record in Book 6900, Page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

BEING the same property conveyed to Grantor by deed recorded 08/10/2022 at Instrument No. 20220810-0091088 in said Register's Office.

COMMONLY KNOWN AS: 213 Mill Station Ct, Nashville, TN 37207
PARCEL ID: 059-08-0-220.00
TITLE FILE NO: VISTA26-1TN0001

TRACT 2:

Land in Davidson County, Tennessee, being all of Lot No. 169 on the Plat of Subdivision for Phase 1 of Oak Highlands, of record in Plat Book 6900, Pages 432 through 435, inclusive, in the Register's Office or Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 05/16/2022 at Instrument No. 20220516-0055994 in said Register's Office.

COMMONLY KNOWN AS: 4985 Alexis Dr, Antioch, TN 37013
PARCEL ID: 173-04-0A-169.00
TITLE FILE NO: VISTA26-1TN0002

TRACT 3:

Land in Davidson County, Tennessee, being all of Lot No. 70 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 20050110-0003257, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Grantor by deed recorded 09/26/2022 at Instrument No. 20220926-0106136 in said Register's Office.

COMMONLY KNOWN AS: 5636 Dory Drive, Antioch, TN 37013
PARCEL ID: 151-09-0B-072.00
TITLE FILE NO: VISTA26-1TN0003

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (213 MILL STATION CT, NASHVILLE, TN 37207) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 648.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7546, Page 658.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 7681, Page 586 and Book 7681, Page 537.

AS TO TRACT 2 (4985 ALEXIS DR, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 431 and Plat Book 6900, Page 432.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7350, Page 24; Book 7367, Page 587; Book 8765, Page 77; Book 8765, Page 90; Book 8765, Page 96; Book 7337, Page 529; Book 7337, Page 535; Book 8765, Page 100 and Book 7473, Page 697 and Instrument No(s). 200004280042354; 20020725-0089130; 20020725-0089131 and 20040217-0017737.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 7748, Page 408; Book 7748, Page 412; Book 7748, Page 448; Book 7748, Page 453 and Book 7893, Page 334 and Instrument No(s). 20001002-0097139.

(4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 9487, Page 978 and Book 7189, Page 379 and Instrument No(s). 20010503-0045314.

AS TO TRACT 3 (5636 DORY DRIVE, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat 20050110-0003257.

(2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Instrument No. 20041105-0133677.

(3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2336, Page 614; Book 4428, Page 571 and Book 8175, Page 783 and Instrument No(s). 20020212-0018699 and 20040914-0110817.

Tennessee Certification of Electronic Document

I, ROB NEWMAN, 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 03/18/2026 (date of document).

Affiant Signature

03/18/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 18th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES:04/02/2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Beaver County
My Commission Expires April 2, 2029
Commission Number 1391157