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# 1455656 DEEDQC
08/04/2026 01:48:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20260804-0071752

After recording, return to:
Mainstay National Title LLC
3097 Satellite Blvd., Bldg. 700, Ste. 230
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 SFR8, 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 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 SFR8, 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 21st day of July, 2026. Effective as of July 30, 2026.

SFR XII 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 21 day of July, 2026, 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 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.

_____
Notary public signature

Commission expires: 10/24/29

BAILEY A MILLER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01MI0043192
MY COMMISSION EXPIRES 10/24/2029

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 21 day of July, 2026.

Notary Public
My Commission Expires:
10/24/29 (Affix Seal)

BAILEY A MILLER
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01MI0043192
MY COMMISSION EXPIRES 10/24/2029

EXHIBIT “A”

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	NA03877-S26-8	1309 GOODMORNING DR	NASHVILLE	TN	37207	DAVIDSON
2	NA03864-S26-8	425 SCOTTS CREEK TRL	NASHVILLE	TN	37076	DAVIDSON
3	NA03505-S26-8	4728 GREYSTONE ST	ANTIOCH	TN	37013	DAVIDSON
4	NA04901-S26-8	608 KINSEY BLVD	NASHVILLE	TN	37115	DAVIDSON
5	NA05107-S26-8	705 PEPPERWOOD CT	NASHVILLE	TN	37013	DAVIDSON
6	NA04195-S26-8	844 ROCKY MOUNTAIN PKWY	NASHVILLE	TN	37013	DAVIDSON
7	NA03927-S26-8	879 HERITAGE CIR	NASHVILLE	TN	37115	DAVIDSON

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1309 GOODMORNING DR, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: NA03877-S26-8

TAX PARCEL ID/APN: 041030A01000CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 10 ON THE FINAL PLAT OF SECTION ONE, VANTAGE POINTE (FORMERLY NORTH FORTY), AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NUMBER 20031017-0154221 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM COREY DUNHAM, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/20/2021, AS INSTRUMENT NUMBER 20210920-0125966, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 425 SCOTTS CREEK TRL, NASHVILLE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: NA03864-S26-8

TAX PARCEL ID/APN: 075120A12000CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 80 ON THE PLAN OF SECTION THREE, PHASE I, GREER MEADOWS AT CEDAR CREEK, RESIDENTIAL P.U.D. OF RECORD IN PLAT AT INSTRUMENT NO. 20010920-0101748, 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 BRIEN MOSLEY, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/20/2021, AS INSTRUMENT NUMBER 20210920-0125680, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-3

STREET ADDRESS: 4728 GREYSTONE ST, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA03505-S26-8

TAX PARCEL ID/APN: 165 13 0 006.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 13 ON THE PLAN OF SECTION ONE (REVISED) PEPPERTREE FOREST OF RECORD IN PLAT BOOK 6900, PAGE 973, 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 AYMAN DANIAL AND NABILA ABDELMELEK, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 08/05/2021, AS INSTRUMENT NUMBER 20210805-0105800, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-4

STREET ADDRESS: 608 KINSEY BLVD, NASHVILLE, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: NA04901-S26-8

TAX PARCEL ID/APN: 052 03 0 169.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 18 ON THE PLAN OF ROSEWOOD SUBDIVISION, OF RECORD IN PLAT BOOK 6900, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM HOME EXITZ, LLC, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 11/16/2021, AS INSTRUMENT NUMBER 20211116-0152621, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-5

STREET ADDRESS: 705 PEPPERWOOD CT, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA05107-S26-8

TAX PARCEL ID/APN: 165 13 0A 061.00

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 349 PEPPERTREE FOREST, SECTION FOUR, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 7900, PAGE 426, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM ETHAN ROUSSEL AND JESSICA ROUSSEL, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 02/03/2022, AS INSTRUMENT NUMBER 20220203-0013027, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-6

STREET ADDRESS: 844 ROCKY MOUNTAIN PKWY, NASHVILLE, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA04195-S26-8

TAX PARCEL ID/APN: 135140A10800CO

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE 3 OF RECORD IN PLAT BOOK 6900, PAGE 391, 392 AND 393, 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 C LLC, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/22/2021, AS INSTRUMENT NUMBER 20210922-0127229, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-7

STREET ADDRESS: 879 HERITAGE CIR, NASHVILLE, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: NA03927-S26-8

TAX PARCEL ID/APN: 042070A05800CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING ALL OF LOT NO. 221, REVISED, PHASE TWO, HERITAGE SQUARE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 5200, PAGE 378, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED FROM BONNIE SAWYERS, TO SFR XII NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 09/17/2021, AS INSTRUMENT NUMBER 20210917-0125556, 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, 2026 (date of document).

Brandon C. Barbrow
Affiant Signature

July 30, 2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30th day of July, 2026.

Tawana C. Cornish
Notary's Signature

MY COMMISSION EXPIRES: 3/21/2028

NOTARY'S SEAL

