Karen Johnson Davidson County
Batch# 1455656 DEEDQC
08/04/2026 01:48:30 PM 12 pgs
Fees: $62.00 Taxes: $0.00
20260804-0071754

This instrument prepared by:
Polsinelli PC
c/o Alexander Mitchell
2049 Century Park East, Suite 2900
Los Angeles, CA 90067

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, **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 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 27th day of July, 2026. Effective as of July 30, 2026.

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 27 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 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.

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
1	NA08153-S26-8	1208 BLAIRFIELD DR	ANTIOCH	TN	37013
2	NA08621-S26-8	1633 CUMBERLAND STATION BLVD	MADISON	TN	37115
3	NA08460-S26-8	196 IVY HILL LN	GOODLETTESVILLE	TN	37072
4	NA08337-S26-8	2888 CREEKBEND DR	NASHVILLE	TN	37207
5	NA08012-S26-8	2932 STEAMBOAT DR	NASHVILLE	TN	37214
6	NA08753-S26-8	3213 NEWINGTON CV	ANTIOCH	TN	37013
7	NA08162-S26-8	8212 BOONE TRCE	NASHVILLE	TN	37221

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1208 BLAIRFIELD DR, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08153-S26-8

TAX PARCEL ID/APN: 174110A08300CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 179 ON THE PLAN OF FIRST REVISION TO CANE RIDGE FARMS, PHASE ONE, SECTION THREE, OF RECORD AT INSTRUMENT NO. 20020712-0084136, AS CORRECTED UNDER INSTRUMENT NO. 20030210-0018021, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM MUSIC CITY FINANCIAL, LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 03/21/2022, AS INSTRUMENT NUMBER 20220321-0032202, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-2

STREET ADDRESS: 1633 CUMBERLAND STATION BLVD, MADISON, TN, 37115

COUNTY: DAVIDSON

CLIENT CODE: NA08621-S26-8

TAX PARCEL ID/APN: 053090B02800CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 214 ON THE PLAN OF SECTION ONE CUMBERLAND STATION AT WILSON CAMP AS OF RECORD IN INSTRUMENT NO. 20011009-0109759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED FROM KAREN D. GROVES, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 05/04/2022, AS INSTRUMENT NUMBER 20220504-0051576, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-3

STREET ADDRESS: 196 IVY HILL LN, GOODLETTESVILLE, TN, 37072

COUNTY: DAVIDSON

CLIENT CODE: NA08460-S26-8

TAX PARCEL ID/APN: 033030B07300CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 47 ON THE PLAN OF DRY CREEK FARMS, PHASE 2, SECTION 2, OF RECORD IN PLAT AT INSTRUMENT NO. 20050825-0101280, 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 WILLIAM WILLIAMS AND ERICA WILLIAM, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 04/01/2022, AS INSTRUMENT NUMBER 20220401-0038250, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-4

STREET ADDRESS: 2888 CREEKBEND DR, NASHVILLE, TN, 37207

COUNTY: DAVIDSON

CLIENT CODE: NA08337-S26-8

TAX PARCEL ID/APN: 059040A12600CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF BROOKVIEW SUBDIVISION, PHASE 4, 5 AND 6 OF RECORD IN PLAT AT INSTRUMENT NO. 20060303-0025044, 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 KEVIN V. WESLEY, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 03/22/2022, AS INSTRUMENT NUMBER 20220322-0032510, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-5

STREET ADDRESS: 2932 STEAMBOAT DR, NASHVILLE, TN, 37214

COUNTY: DAVIDSON

CLIENT CODE: NA08012-S26-8

TAX PARCEL ID/APN: 062020A27300CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: BEING LOT NO. 290 ON THE PLAN OF THE RIVER TRACE ESTATES PHASE 1 - SECTION 4 AND 5, OF RECORD IN BOOK 9700, PAGE 409, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED FROM BRAELA BANKS, AUTHORIZED SIGNER OF ZILLOW HOMES PROPERTY TRUST, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 02/10/2022, AS INSTRUMENT NUMBER 20220210-0015404, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-6

STREET ADDRESS: 3213 NEWINGTON CV, ANTIOCH, TN, 37013

COUNTY: DAVIDSON

CLIENT CODE: NA08753-S26-8

TAX PARCEL ID/APN: 151010A13200CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NUMBER 132 ON THE PLAN OF CHATHAM POINTE, OF RECORD IN BOOK 6900 AT PAGE 444 THRU 447, 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 MINA KHEIL, EBRAHIM NAKHLA, GERGES RESK & GERGES SOLIMAN, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 06/03/2022, AS INSTRUMENT NUMBER 20220603-0064389, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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EXHIBIT A-7

STREET ADDRESS: 8212 BOONE TRCE, NASHVILLE, TN, 37221

COUNTY: DAVIDSON

CLIENT CODE: NA08162-S26-8

TAX PARCEL ID/APN: 126150B21500CO

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 110 ON THE PLAN OF SECTION TWO, LEXINGTON POINT SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20010515-0049954, 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 SIMBA GROWTH LLC, TO TBR SFR NASHVILLE OWNER 1, L.P., BY DEED RECORDED ON 03/04/2022, AS INSTRUMENT NUMBER 20220304-0025184, IN BOOK/PAGE N/A, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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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

