Karen Johnson Davidson County
Batch# 1479166 DEEDQC
10/01/2026 11:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261001-0090614

CONSIDERATION CERTIFICATE
STATE OF Texas
COUNTY OF Dallas

The actual consideration or value, whichever is greater for this transfer is $ 0.

Kaysee Whitley
Affiant

Subscribed and sworn to before me this the 29 day of September 2026.

Notary Public
My Commission Expires: 4/25/2028
(AFFIX SEAL)

JOHN CHASE DAVIDSON
Notary ID #134883492
My Commission Expires
April 25, 2028

This instrument prepared by or under the supervision of (and after recording should be returned to):

Munsch Hardt Kopf & Harr, P.C.
500 N. Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Nate Wilkins
Tel: (214) 740-5160

(Space reserved for Clerk of Court)

QUITCLAIM DEED

Date:	September 1, 2026
Grantor:	Upward America Southeast Property Owner, LP, a Delaware limited partnership
Grantor's Mailing Address:	5505 Waterford District Drive, Miami, Florida 33126
Grantee:	Upward America Southeast REIT HOLD TRS 3, LP, a Delaware limited partnership
Grantee's Mailing Address:	5505 Waterford District Drive, Miami, Florida 33126
Tax Map/Parcel Number:	092 09 3S 006.00
Property Address:	428 38th Ave N #6, Nashville, Tennessee 37209

Consideration:

Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Land in Davidson County, Tennessee, being Unit No. 6 and Common Element, as shown on the Plan of Homes at 422 38th Avenue North, a Horizontal Property Regime with Private Elements

having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20201125-0138384, Register's Office for said Davidson County, Tennessee.

Derivation of Title:

Being the same property conveyed to Grantor by that certain Deed dated 4/08/2022, recorded in Book _____, Page _____, Instrument 20220408-0040977 in the Register's Office for Davidson County, Tennessee.

Reservations from Conveyance:

None.

Exceptions to Conveyance:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, remises, releases, and quitclaims to Grantee all of Grantor's right, title, and interest, if any, in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor makes no warranty or representation of any kind, express or implied, as to Grantor's title to or interest in the Property, and Grantee accepts the Property "as is" and without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

[*Signature page follows*]

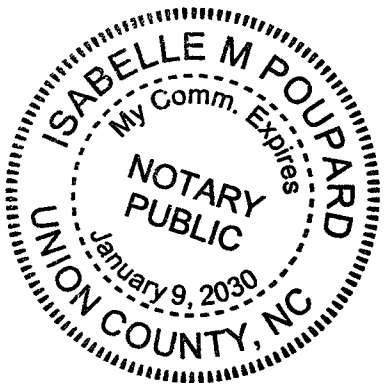
Upward America Southeast Property Owner, LP, a Delaware limited partnership

By: Upward America Southeast Property Owner GP, LLC, a Delaware limited liability company, its General Partner

By: _____
Dalton Gress, Authorized Signatory

STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

This instrument was acknowledged before me this 30th day of July, 2026, by Dalton Gress, Authorized Signatory of Upward America Southeast Property Owner GP, LLC, a Delaware limited liability company, on behalf of said limited liability company, and the limited liability company executed this instrument in its capacity as General Partner of Upward America Southeast Property Owner, LP, a Delaware limited partnership, on behalf of said limited partnership.



_____
NOTARY PUBLIC, STATE OF NORTH CAROLINA

Isabelle M Poupard
PRINTED NAME OF NOTARY

Tennessee Certification of Electronic Document

I, Kayce Whitley, 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 September 1st 2026 (date of document).

Kayce Whitley
Affiant Signature

9/30/26
Date

State of Texas

County of Dallas

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

Notary's Signature

MY COMMISSION EXPIRES: ~~4/25/2028~~ 4/25/2028

NOTARY'S SEAL

JOHN CHASE DAVIDSON
Notary ID #134883492
My Commission Expires
April 25, 2028