FROM: A/E Construction, Inc TO: **Thunderbird Partners 1**

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Thunderbird Partners 2	Owner	102-04-0R-002.00
6450 Thunderbird Dr.		
Nashville, TN 37208		

THIS INSTRUMENT WAS PREPARED BY:Advantage Title and Escrow, inc. 1321 Murfreesboro Pike Ste. 823, Nashville, TN 37217

Karen Johnson Davidson County
Batch # 1226439 DEEDQC
01/14/2025 03:11:47 PM 1 pg
Fees: $12.00 Taxes: $0.00
20250114-0003002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever greater, for this transaction is
$ 0.00

affiant

Subscribed and sworn to before me this the 14 day of January 2025

Notary Public
Commission Expires: 11/8/27

Prepared from information furnished by the parties

CAITLYN STONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

I, **A/E Construction, Inc.** do hereby quitclaim to **Thunderbird Partners 1** their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee Being **Unit B for Starliner Brownstones**, A Horizontal Property Regime with Private Elements, which is a Planned Unit Development as established by that certain Declaration of Covenants, Conditions and restrictions for Starliner Brownstones of record in instrument # 20240813-0061613 and restated in instrument # 20241230-0100916, in the Register's Office for Davidson County, Tennessee, together with the Limited Common areas/elements and Private Elements appurtenant to said Unit as described said instrument, Unit Owners, and the Bylaws of the Association of Owners, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the owner.
Being the same property conveyed to A/E Construction, Inc. as of record in instrument # 20240131-0006963, said Register's Office.

This is unimproved property (X) known as: 6450 Thunderbird Dr. Nashville, TN 37208
Witness our/my hand(s) this the 14 day of January 2025.

A/E Construction, Inc.

By Adam Epstein, President

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam Epstein with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the President of A/E Construction, Inc. executed the within instrument for the purposes therein contained by signing the name of A/E Construction, Inc. by Adam Epstein as its President.

Witness my hand and official seal at Nashville, Tennessee, this the 14 day of January 2025.

CAITLYN STONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

Notary Public Commission Expires: 11/8/27