Karen Johnson
Batch # 1230953
01/28/2025 10 18 02 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDQC
5 pgs

20250128-0006360

THIS INSTRUMENT PREPARED BY
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

CORRECTIVE QUITCLAIM DEED

This Corrective Quitclaim Deed is intended to correct the legal description to that certain Quitclaim Deed of record as Instrument No. 20241218-0098039, in the Register's Office for Davidson County, Tennessee.

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Thunderbird Partners 2 3704 Hobbs Road Nashville, TN 37215	Same	Part of 102-04-0-027.00

WHEREAS, A/E CONSTRUCTION, INC , a Tennessee business corporation, as grantor, previously conveyed certain real property to THUNDERBIRD PARTNERS 2, a Tennessee general partnership, as grantee, by way of that certain Quitclaim Deed dated December 13, 2024, of record as Instrument No 20241218-0098039, in the Register's Office for Davidson County, Tennessee (the "Original Quitclaim Deed"); and

WHEREAS, the Original Quitclaim Deed contained reference to a Master Deed and Plat which has since been amended and restated by way of that certain Restated Declaration of Covenants, Conditions and Restrictions for Starliner Brownstones, a Horizontal Property Regime with Private Elements. December 20, 2024, of record as Instrument No. 20241230-0100916, said Register's Office (as amended, the "Restated Declaration"); and

WHEREAS, both parties wish to enter into this Corrective Quitclaim Deed to clarify the conveyance according to the Restated Declaration.

NOW THEREFORE, for the purpose of correcting said error and in consideration of the sum of Ten and 00/00 Dollars ($10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, A/E CONSTRUCTION, INC , a Tennessee business corporation ("Grantor"), by these presents, transfers and conveys unto THUNDERBIRD PARTNERS 2, a Tennessee general partnership ("Grantee"), its successors and assigns, that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property") **SEE FULL DESCRIPTION ON ATTACHED EXHIBIT A**

The Subject Property is unimproved property known as 6448 Thunderbird Drive, Nashville, Davidson County, Tennessee 37209. The Subject Property is conveyed to Grantee, its successors and assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures, to be effective as of December 20; 2025

GRANTOR:

A/E CONSTRUCTION, INC.

By:_____
Adam Epstein, President

GRANTEE:

THUNDERBIRD PARTNERS 2

By:_____
Adam Epstein, Managing Partner

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Katie Kindt, a Notary Public of said County and State, personally appeared Adam Epstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of A/E CONSTRUCTION, INC., the within named bargainor, a Tennessee business corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 13th day of January, 2025.

Notary Public

My Commission Expires 3/8/28

KATIE KINDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Katie Kindt, a Notary Public of said County and State, personally appeared Adam Epstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Partner (or other officer authorized to execute the instrument) of THUNDERBIRD PARTNERS 2, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 13th day of January, 2025

Notary Public

My Commission Expires 3/8/28

KATIE KINDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson Sumner)

The actual consideration for this transfer is Ten and 00/100 Dollars ($10.00).

AFFIANT

Sworn to and subscribed before me, this 22 day of January, 2025

Notary Public

My Commission Expires. APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Unit No A on the plan of Starliner Brownstones, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Starliner Brownstones, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240813-0061613, as amended in Instrument No 20241230-0100916 and Instrument No 20250128 0006359, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING the same property conveyed to A/E CONSTRUCTION, INC., A TENNESSEE CORPORATION, by deed from JOANNE MOATES HOLLINGSWORK, MARRIED, of record as Instrument No 20240131-0006963, dated January 29, 2024, said Register's Office.

A/E CONSTRUCTION, INC., A TENNESSEE CORPORATION, further conveyed to THUNDERBIRD PARTNERS 2, by Quitclaim Deed of record as Instrument No 20241218-0098039, said Register's Office