FROM: Thunderbird Partners 1 TO Jessica Pace Humphreys Verner

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To.	Map & Parcel:
Jessica Pace Humphreys Verner	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

x Jessica Pace Humphreys Verner

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 1 day of ~~April~~ May 2025

Elizabeth Blackburn
Notary Public
Commission Expires Feb 19, 2029

Prepared from information furnished by the parties
A/E CONSTRUCTION, INC
3704 HOBBS RD
NASHVILLE TN 37215

I, **Thunderbird Partners 1,** do hereby quitclaim to **Jessica Pace Humphreys Verner** her 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, and First Amendment to restated in Instrument no. 20250128-0006359, 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 Thunderbird Partners 1 as of record in instrument # 20250114-0003002, said Register's Office

This is unimproved property (X) known as 6450 Thunderbird Dr Nashville, TN 37208
Witness our/my hand(s) this the _____ day of ~~April~~ May 2025

Thunderbird Partners 1

By Brandon Verner, Partner

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 Brandon Verner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the Partner of Thunderbird Partner 1 executed the within instrument for the purposes therein contained by signing the name of Thunderbird Partners 1 by Brandon Verner as its Partner

Witness my hand and official seal at Nashville, Tennessee, this the 1 day of ~~April~~ May 2025

Elizabeth Blackburn

Notary Public Commission Expires Feb 19, 2029

Karen Johnson Davidson County
Batch # 1303656 DEEDQC
07/30/2025 02 35 33 PM 1 pg
Fees $12 00 Taxes $0 00

20250730-0060295

ELIZABETH A. BLACKBURN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. FEB. 19, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0

Affiant
Subscribed and sworn before me this the
30 **Day of** July, 2025.
J. Rivera, **Deputy Register**