WARRANTY DEED

Karen Johnson
Batch # 1334766
10/16/2025 10:21:56 AM
Fees: $13.00 Taxes: $3,885.00

Davidson County
DEEDWARR
2 pgs

20251016-0082351

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AC 2017 Trust UAD 4/6/2023	NEW OWNER	102040r00100co
(NAME)	(NAME)	
6448 Thunderbird Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thunderbird Partners 2, a Tennessee general partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **AC 2017 Trust UAD 4/6/2023,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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. 202501280006359, 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 Thunderbird Partners 2, a Tennessee general partnership, by deed of record in Instrument No. 20241218-0098039 and corrective Quitclaim Deed recoded in in Instrument No. 20250128-0006360, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6448 Thunderbird Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 15th day of October, 2025.

Thunderbird Partners 2, a Tennessee general partnership

By: _____
Adam Epstein, Partner

State of Tennessee
County of Davidson

Before me the undersigned a Notary Public in and for the state of County aforesaid, 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 the Partner of Thunderbird Partners 2, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as Partner.

WITNESS my hand and seal this 15th day of October, 2025.

_____
Notary Public
My Commission Expires: 10/21/2028
File No.: 17620

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY