Karen Johnson Davidson County
Batch# 1386960 DEEDWARR
03/02/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20260302-0015986

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jonathan P. Heckman and Kenneth Heckman 6450 Thunderbird Drive Nashville, TN 37209	New Owners	102-04-0R-002.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jessica Pace Humphreys Verner, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan P. Heckman, unmarried, and Kenneth Heckman, married as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of 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 nights and obligations of the Declarant and the owner.

Being part of the same property conveyed to A/E Construction, Inc. by Warranty Deed from Joanne Moates Hollingsworth, married, filed on January 31, 2024, at Instrument No. 20240131-00006963, Register's Office for Davidson County, Tennessee; and being the same property further conveyed to Thunderbird Partners 1 by Quitclaim Deed from A/E Construction, Inc., filed on January 14, 2025, at Instrument No. 2050114-0003002, Register's Office for Davidson County, Tennessee; further being conveyed to Jessica Pace Humphreys Verner, by Quitclaim Deed from Thunderbird Partners 1, filed on July 30, 2025, at Instrument number 20250730-0060295, Register's Office for Davidson County, Tennessee. Subject Property having never been said Grantors primary or marital residence.

This is property commonly known as 6450 Thunderbird Drive, Nashville, TN 37209*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 27 **day of February, 2026:**

Jessica Pace Humphreys Verner

Jessica Pace Humphreys Verner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica Pace Humphreys Verner,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of **February, 2026:**

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$765,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27th DAY OF **February, 2026:**

Notary Public

My Commission Expires: _____

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Melissa Jansen, 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 02/27/2026.

Date

Affiant Signature

02/27/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY