THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 841669 DEEDQC
04/19/2022 11:34:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220419-0044898

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me this 19th day of April, 2022.

Notary Public

My Commission Expires: SEPTEMBER 08, 2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Pigs Fly, LLC 3900 Sharilane St. Strasburg, CO 80136	New Owner	Map and Parcel No.: 053-08-1A-008.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **April Lynn Ahrendsen, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Pigs Fly, LLC, a Colorado Limited Liability Company,** its heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 on the plan of The Villas At Blue Turtle Bay Townhome Association, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Villas At Blue Turtle Bay Townhome Association, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180627-0062027, amended in Instrument No. 20200805-0086574, Instrument No. 20210305-0028847, and Instrument No. 20210311-0032306, 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 April Lynn Ahrendsen, married by Warranty Deed from The Villas at Blue Turtle Bay, LLC, a Tennessee Limited Liability Company, dated April 6, 2022 and recorded on April 11, 2022 in Instrument No. 20220411-0041588, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2101 Dabbs Avenue Unit 3, Old Hickory, TN 37138.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of April, 2022.

April Lynn Ahrendsen

STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **April Lynn Ahrendsen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 18 day of April, 2022.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025