THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1258315 DEEDWARR
04/14/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,083.10
20250414-0027717

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jeffrey Bonner 2101 Dabbs Avenue, Unit 3 Old Hickory, TN 37138	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	053 08 1A 008.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pigs Fly, LLC, a Colorado Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jeffrey Bonner, a married man** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 2101 Dabbs Avenue, #3 (Unit 3), Old Hickory, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon as 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 Pigs Fly LLC, as Colorado limited liability company by quitclaim deed from Connie Eddy dated July 19, 2022 and recorded July 20, 2022 in Instrument No. 20220720-0083183, also being the same property conveyed to Pigs Fly, LLC, a Colorado limited liability company by quitclaim deed from April Lynn Ahrendsen dated April 18, 2022 and recorded April 19, 2022 in Instrument No. 20220419-0044898, Registers Office for Davidson County . 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.

And further see Affidavit of Jennifer Anderson, Notary Public, of record in Instrument Number 20241219-0098865, said Register's Office. The purpose of the Affidavit is to make a correction to the property known as address from 2101 Dabbs Avenue, Unit 7, Old Hickory, TN 37138 to 2101 Dabbs Avenue, Unit 3, Old Hickory, TN 37138.

****Being the same property erroneously conveyed to Connie Eddy, unmarried by Warranty Deed from The Villas at Blue Turtle Bay, LLC, a Tennessee Limited liability Company, dated April 13, 2022, and recorded on April 14, 2022, in Instrument No. 202204 14-0043455, in the Register's Office of Davidson County, Tennessee. See also Deed of Correction of record in Instrument No. 20220120 -0083181 Register's Office of Davidson County, Tennessee.******

This is improved (X) unimproved ( ) property known as 2101 Dabbs Avenue, #3 (Unit 3), Old Hickory, TN 37138.

This conveyance is subject to all restrictions, easements and planning documents of 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 8th day of April, 2025.

Pigs Fly, LLC, a Colorado Limited Liability Company

By: April Lynn Ahrendsen
April Lynn Ahrendsen, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley S. Rudy of the state and county mentioned, personally appeared April Lynn Ahrendsen, Sole Member of Pigs Fly, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Pigs Fly, LLC, the within named bargainor, a Limited Liability Company, and that such April Lynn Ahrendsen, Sole Member of Pigs Fly, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 2025.

Notary Signature

My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $563,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of April, 2025

Notary Public
My commission expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 04/08/2025 (date of document).

Affiant Signature

04/08/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 8th day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY