Karen Johnson Davidson County
Batch# 1357419 DEEDQC
12/12/2025 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251212-0099149

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 8th day of December 2025.

Notary Public
My commission expires: 1/17/2027

Address of New Owner:	Send Tax Bills to:	Tax Information:
Amanda J. Waddle and Andreas T. Kallas	Owner	070-09-4A-021.00
516 Cliff Circle		
Nashville, TN 37218		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Amanda J. Waddle, an unmarried woman** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest to **Amanda J. Waddle, an unmarried woman and Andreas T. Kallas, an unmarried man, tenants in common with rights of survivorship** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in the Davidson County, Tennessee, to-wit:

Land situated in Davidson County, Tennessee, being Unit 21, as established in Declaration for City Bluffs Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record at Instrument No. 20210916-0124400, and Amendment Instrument No. 20240124-0004823, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of City Bluffs, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210916-0124400, and Amendment Instrument No. No. 20240124-0004823 and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Amanda J. Waddle, an unmarried woman by Warranty Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company, dated August 1, 2024 and recorded on

August 20, 2024 in Instrument 20240820-0063610, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 516 Cliff Circle, 37215, Nashville, Tn., 37218.

Witness my/our hands this 8th day of December 2025.

Amanda J. Waddle

Amanda J. Waddle

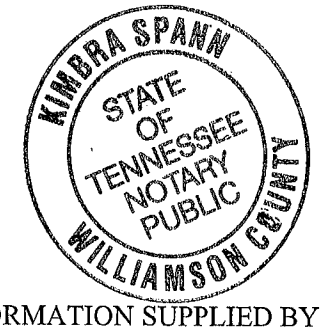
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Amanda J. Waddle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 8th day of December 2025.

Kimbra Spann

Notary Public
My Commission Expires: 1/17/2027



THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kimbra Spann, 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 12/8/2025.

Date

Affiant Signature

12/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of December, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY