Name and Address of New Owner:
Crystal L. Hall
532 Cliff Circle
Nashville, TN 37218

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
ForthRight Title, LLC
116 Maple Row Blvd,
Hendersonville, TN 37075

Karen Johnson
Batch # 1406056
04/16/2026 09:15:45 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260416-0031102

Map & Parcel No: 070 09 4A 027.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Duncan Arundel, an unmarried man**, "the Grantor," convey and quitclaim any interest they have unto **Crystal L. Hall, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, Tennessee, being Unit 27, as established in Declaration for City Bluffs Townhomes, a Townhouse Planned Unit Development (a Horizontal Property Regime) of record at Instrument No. 20210916-0124400, 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 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 Crystal Hall, an unmarried woman, and Duncan Arundel, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Buena Vista Amigos, LLC, a Tennessee limited liability company, of record in Instrument No. 20240702-0050044, in the Register's Office of Davidson County, Tennessee, dated July 02, 2024 and recorded on July 02, 2024.

Improved property known as: 532 Cliff Circle, Nashville, TN 37218

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th of April, 2026.

Duncan Arundel

PHOENIX STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05-08-2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said State and County, Duncan Arundel, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of April, 2026.

Notary Public
My commission expires: 5/8/2029

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 under 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 **$0,** 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 8th day of April, 2026.

Notary Public
My commission expires: 5/8/2029

PHOENIX
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05-08-2029
DAVIDSON COUNTY

File # 26-1109-JC