Karen Johnson Davidson County
Batch# 1347756 DEEDQC
11/18/2025 02:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251118-0091983

This instrument prepared by:
Cynthia Leigh Darby 120979
7322 Highway 70 South
Nashville, TN 37221

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Miranda Martin, Trustee	Miranda Martin, Trustee	142 07 0 014.00
7322 Highway 70 South	7322 Highway 70 South	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Cynthia Leigh Darby, a single woman** by these presents do hereby quitclaim and convey unto the said **Miranda Martin, as Trustee of The Ballard-Darby Irrevocable Income Only Trust Reserving a Life Estate for Cynthia L. Darby**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a trust.

This is unimproved ( ) property known as 7322 Highway 70 South, Nashville, Tennessee 37221
Improved (X)

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.

Witness our hand this 24th day of June, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cynthia Leigh Darby

Cynthia Leigh Darby

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Michael Hosale, a Notary Public in and for said County and State, **Cynthia Leigh Darby** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 24 day of June, A.D., 2025.

NOTARY STAMP/SEAL
Michael Hosale
State of Tennessee Notary Public
County of Davidson

NOTARY PUBLIC
Notary Commission Expires: 07/06/2026

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration for this transfer is $0.00 Recordation Tax Code § 67-4-409(a) (1) (D).

Subscribed and sworn to before me this the 24 day of June, 2025.

(Affix Seal)

Cynthia Leigh Darby
Affiant

Notary Public
My Commission Expires: 07/06/2026

Michael Hosale
State of Tennessee Notary Public
County of Davidson

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 31 ON THE PLAN OF CROSS TIMBERS, SECTION II, OF RECORD IN BOOK 3700, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 31 FRONTS 100.0 FEET ON THE NORTHERLY SIDE OF MEMPHIS-BRISTOL HIGHWAY AND RUNS BACK BETWEEN LINES OF 238.0 FEET ON THE EASTERLY LINE AND 226.76 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 100.6 FEET.

Being the same property conveyed to Cynthia Leigh Darby by Warranty Deed from Earl F. Ballard and wife, Jacquelyn L. Ballard of record in Book 5795, Page 752, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 June 24, 2025 (date of document).

Jennifer E. TenHopen
Affiant Signature

July 22, 2025
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 22nd day of July, 2025.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

