Karen Johnson
Batch # 1402139
04/06/2026 12:33:48 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260406-0027347

THIS INSTRUMENT PREPARED BY: Dustin S. Crouse, Esq.
9111 Cross Park Drive, Suite
Knoxville, Tennessee 37923
(865) 691-3355

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	CLT NO.
Cynthia N. Baxley, Trustee Ann N. North, Trustee 1208 Saunders Avenue Madison, TN 37115	Cynthia N. Baxley, Trustee Ann N. North, Trustee 1208 Saunders Avenue Madison, TN 37115	051 07 0 075.00

QUIT CLAIM DEED

THIS INDENTURE, made this 26th day of December, 2025, between Cynthia Ryan North aka Cynthia N. McLendon, single, of Madison, TN, First Party, and Cynthia N. Baxley and Ann N. North, Trustees of the Irrevocable Trust of Cynthia Ryan North, dated the 26th day of December, 2025, Second Party, for and in consideration of the sum of One Dollar ($1.00);

WITNESSETH: That the said First Party does hereby Quit Claims and releases their interests to the Second Party, their heirs and assigns, the following tracts and parcels of land:

> Land in Davidson County, Tennessee, being Lot No. 57, on the plan of Oakland Acres, Section VII, of record in Book 2663, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> BEING the same property conveyed to Cynthia Ryan North aka Cynthia N. McLendon from Cynthia R. North McLendon and husband, Ronald G. McLendon, by Quit Claim Deed dated August 12, 2003, and as filed as Instrument No. 20030820-0120664 in the Register's Office for Davidson County, TN.

THIS CONVEYANCE is made subject to any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Knox County, Tennessee.

This is improved property known as: 1208 Saunders Avenue, Madison, TN 37115.

First Party covenants with said Second Party that First Party is lawfully seized and possessed of said property and that First Party has a good and lawful right to make this conveyance.

NO NEW BOUNDRY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
05 **Day of** April, **20**26.
_____, **Deputy Register**

WITNESS MY SIGNATURE hereto this 26 day of December, 2025.

First Party: _____
CYNTHIA RYAN NORTH AKA CYNTHIA N. MCLENDON

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a notary public in and for the state and county aforementioned, Cynthia Ryan North aka Cynthia N. McLendon, 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 26 day of December, 2025.

_____
Notary Public
My Commission Expires: 03/25/2026

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION WHATSOEVER TO THE STATUS OR CONDITION OF TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO GUARANTEE WHATSOEVER AS TO THE CORRECTNESS OF THE INFORMATION FURNISHED TO THE PREPARER.

AFFIDAVIT OF VALUE

I swear and affirm that the value of this transfer is $0.00

By: _____
CYNTHIA RYAN NORTH AKA CYNTHIA N. MCLENDON

STATE OF TN
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a notary public in and for the state and county aforementioned, Cynthia Ryan North aka Cynthia N. McLendon, 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 26 day of December, 2025.

MARILYN A ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2026

_____
Notary Public
My Commission Expires: 03/25/2026