Bill Garrett Davidson County
Batch# 36122 DEEDQC
12/12/2017 08:25:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171212-0126324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE. (Further, this transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D)).

Carole Ann Vaughn

Carole Ann Vaughn, individually

James T. Partain

James Thomas Partain, co-Administrator

Subscribed and sworn to before me on this 28 day of Nov 2017

NOTARY PUBLIC
My commission expires: 11-8-21

LAURA TEK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 Gallatin Pike North, Ste. 309
Madison, Tennessee 37115

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel:**
Carole Ann Vaughn 69 Fox Road Monterey, TN 38574-6979	Same	063 12 0 054.00

ADMINISTRATOR'S QUITCLAIM DEED

James W. Bishir a/k/a James William Bishir died intestate on March 14, 2017. He was unmarried and had no children. His immediate heir-at-law was his only sibling; **Carole Ann Vaughn.** She is an adult. On April 13, 2017, an Order of Probate was entered by the Seventh Circuit Court for Davidson County, Tennessee, at docket number 17P-504. **Carole Ann Vaughn**, the decedent's sister, was appointed as the co-Administrator. The other co-Administrator was **James Thomas Partain**, **Carole Ann Vaughn**'s son. He is an adult. They were to serve together. **Carole Ann Vaughn** is the sole residuary distributee of the decedent's estate pursuant to the laws of intestate succession. These two co-Administrators are duly qualified. The two co-Administrators, by signing this Deed, releases any right they have to recover this realty in the event of the subsequent insolvency of this Estate. Therefore, in accordance with the laws of intestate succession, **James Thomas Partain** and **Carole Ann Vaughn**, co-Administrators, quitclaim to **Carole Ann Vaughn, individually**, all right, title and interest in and to the following described real estate in Davidson County, Tennessee:

BEING Lot No. 59, on the plan of Southfork, Section Two, of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to **James W. Bishir a/k/a James William Bishir**, a single person, by Warranty Deed from George E. Margrave and wife, Debora L. Margrave, of record at Book 11093, Page 167, Register's Office for Davidson County, Tennessee. The said **James W. Bishir a/k/a James William Bishir** having since died.

This is improved real property known as 4488 S. Trace Blvd., Old Hickory, TN 37138.

The foregoing is the same legal description as appears in the previous deed of record.

This transfer is by quitclaim and I make no warranties about the title.

WITNESS my hand this 28 day of November 2017.

Estate of James William Bishir

By: Carole Ann Vaughn
Carole Ann Vaughn, co-Administrator

By: James T. Partain
James Thomas Partain, co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Carole Ann Vaughn** and **James Thomas Partain**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 28 day of November 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

My commission expires: 11-8-2021

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