Karen Johnson Davidson County
Batch# 724771 DEEDQC
09/27/2021 02:00:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210927-0129555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Carole Ann Vaughn

Carole Ann Vaughn, affiant

Subscribed and sworn to before me on this 12 day of Sept. 2021.

NOTARY PUBLIC
My commission expires: _____

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

This instrument was prepared by:

Laura Tek, Attorney at Law
P.O. Box 280987
Nashville, TN 37228-0987
615/851-2100

Address New Owners:	Send Tax Bills To:	Map-Parcel #s:
Sally Jane Shannon James T. Partain 69 Fox Road Monterey, TN 38574-6979	Same	063 12 0 054.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **Carole Ann Vaughn**, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto **James T. Partain**, his heirs, successors, and assigns, her entire one-half undivided right, title, and interest in and to a certain parcel of land in Old Hickory, Davidson County, Tennessee, described as follows:

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 Carole Ann Vaughn and Sally Jane Shannon as joint tenants by Laura Tek, Trustee, by Quitclaim Deed of record at instrument number **20180416-0035670**, Register's Office for Davidson County, Tennessee.

Sally Jane Shannon and **James T. Partain** shall own this realty as tenants in common with no right of survivorship.

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

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This transfer is by quitclaim and **Carole Ann Vaughn** makes no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 12 day of SEPT 2021.

Carole Ann Vaughn
Carole Ann Vaughn

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**, the within named bargainor, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Davidson County, Tennessee, this 12 day of SEPT. 2021.

NOTARY PUBLIC

My commission expires: _____

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