Karen Johnson
Batch # 1098290
02/06/2024 11:19:26 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240206-0008287

THIS INSTRUMENT PREPARED BY:
JAYNE B. WORKMAN
3714 Central Avenue
Nashville, Tennessee 37205

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert Workman Intervivos Revocable Trust, 3714 Central Ave., Nashville, TN 37205	Robert Workman Intervivos Revocable Trust, 3714 Central Ave., Nashville, TN 37205	048 00 0 057.00

FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Robert J. Workman (the "Grantor") hereby quitclaims and conveys to Jayne Workman, Trustee of The Robert Workman Intervivos Revocable Trust (the "Grantee") and her heirs, successors, and assigns, all of Grantor's right, title, and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

SEE Exhibits "A" attached hereto and made a part hereof.

This is unimproved property known as. 0 Eatons Creek Rd, Nashville, TN 37218

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

BEING THE SAME PROPERTY CONVEYED FROM I DYKE TATUM, TRUSTEE, TO ROBERT J. WORKMAN BY QUITCLAIM DEED OF RECORD IN BOOK 11480, PAGE 334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR THE EXPRESS PURPOSE OF MAKING A RE-CONVEYANCE TO CREATE FIVE (5) SEPARATE PARCELS IN ACCORDANCE WITH A SURVEY, JOB NO. 98139-52, BY HART-FREELAND-ROBERTS, INC., DATED MARCH 22, 1999.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. WORKMAN BY WARRANTY DEED, DATED AUGUST 11,1998, FROM FRAN JOHNSTON AND CAROLYN ANN BIGGS CO-TRUSTEES FOR LULA MAE HOLT OF RECORD IN BOOK 11066, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 1st

day of February, 2024.

Robert J. Workman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert J. Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2024.

Notary Public

My Commission Expires:

NOV 12 2025

CAITLIN HALLBERG NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert J. Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2024.

Notary Public

My Commission Expires:

NOV 12 2025

CAITLIN HALLBERG NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

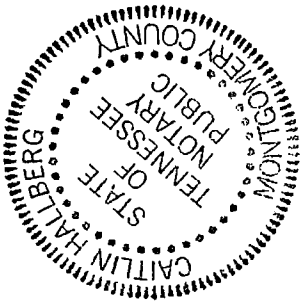
Affiant

Sworn to and subscribed before me this 1st day of February, 2024.

Notary Public

My Commission Expires:

NOV 12 2025



EC

Exhibit "A"

Land lying in the 1st (First) Civil District of Nashville, Davidson County, Tennessee, being a portion of the property owned by Robert Workman, Herein described as Tract V, of record in Deed Book 11066, Page 1, at the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn.), and being described as per a boundary survey by Hart, Freeland, Roberts, Inc. entilted Workman's Subdivision, job reference number 98139.52, (not of record) and being more particularly described as follows;

BEGINNING at an iron pin found in the northerly right-of-way of Eatons Creek Road, said pin also being the southeasterly corner of the Aubrey E. Gregory property, of record in Deed Book 9001, Page 750, in the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn.);

Thence, N 66deg 49' 34" E along a fence line 751.04 feet to a 24" oak tree;

Thence, leaving said fence line, with a new line of, S 26deg 15' 55" E, 322.80 feet to an iron pin set;

Thence, S 41deg 00' 00" E, 60.00 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 905.78 feet to an iron pin set in the northerly right-of-way of Eatons Creek Road;

Thence with said right-of-way, along a curve to the right, having a central angle of 23deg 37' 41", a radius of 325.00 feet, a chord bearing N 27deg 37' 12" W, 133.08 feet, along an arc length of 134.03 feet to an iron pin found;

Thence, N 15deg 48' 20" W, 47.70 feet to an iron pin found;

Thence continuing with said right-of-way along a curve to the right, having a central angle of 02deg 02' 15", a radius of 4475.00 feet, a chord bearing S 14deg 47' 14" E, 159.14 feet, along an arc length of 159.14 feet to an iron pin found;

Thence, continuing with said right-of-way, N 13deg 46' 07" W, 258.93 feet to an iron pin found;

Thence, continuing with said right-of-way, along a curve to the left, having a central angle of 09deg 33' 39", a radius of 550.49 feet, a chord bearing N 18deg 32' 56" W, 91.75 feet, along an arc length of 91.86 feet to the POINT OF BEGINNING and (containing 417,189 square feet or 9.577 acres, more or less.).