Karen Johnson
Batch # 1098290
02/06/2024 11:19:26 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240206-0008288

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 0 289.00

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 4878 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 316, 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.

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)

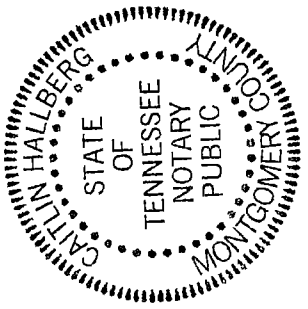
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert J. Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the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

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

Notary Public

My Commission Expires:

NOV 12 2025



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

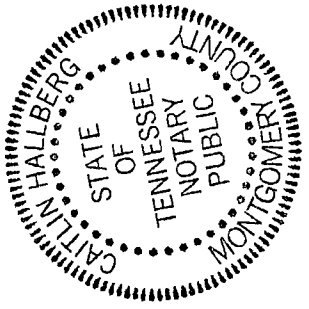
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My Commission Expires:

NOV 12 2025



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

CAITLIN HALLBERG NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

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 II, 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. entitled Workman's Subdivision, job reference number 98139.52, (not of record) and being more particularly described as follows;

BEGINNING at an iron pin set in the northerly right-of-way of Eatons Creek Road, said pin also being the southeasterly corner of the Larry Wayne Tomlinson property, of record in Deed Book 4548, Page 392, in the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn.);

Thence, leaving said right-of-way, N 49deg 00' 00" E along a fence line 246.69 feet to an iron pin found;

Thence, N 40deg 52' 05" W along a fence line 159.82 feet to an iron pin found;

Thence, N 32deg 26' 00" W, 5.13 feet to an iron pin found;

Thence, N 49deg 00' 00" E, 675.25 feet to an iron pin set;

Thence, continuing along said bearing, 456.13 feet to an iron pin set;

Thence, N 41deg 38' 12" W, 573.46 feet to an iron pin set;

Thence, N 48deg 21' 48" E, 122.15 feet along a fence line to an iron pin found;

Thence, along said fence line, N 87deg 46' 38" E, 107.94 feet to an iron pin found;

Thence, N 87deg 24' 20" E, 53.09 feet to an iron pin found;

Thence, N 85deg 39' 04" E, 49.51 feet to an iron pin found;

Thence, N 83deg 02' 24" E, 65.16 feet to a 24" hickory;

Thence, N 77deg 50' 11" E, 202.98 feet to an iron pin found;

Thence, N 22deg 59' 58" E, 279.07 feet to an iron pin found;

Thence, N 09deg 07' 04" E, 121.04 feet to an iron pin found;

Thence, N 03deg 58' 15" E, 95.91 feet to an iron pin found;

Thence, leaving said fence line, S 42deg 28' 47 E, 643.35 feet to an iron pin set;

Thence, S 35deg 06' 57" W, 353.99 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 1053.63 feet to an iron pin set;

Thence, S 41deg 00' 00" E, 64.89 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 929.56 feet to an iron pin found in the northerly right-of-way of Eatons Creek Road;

Thence, along said right-of-way with a curve to the left, having a central angle of 02deg 00' 29", a radius of 1525.00 feet, a chord bearing N 33deg 33' 08" W, 53.44 feet, along an arc length of 53.44 feet to the POINT OF BEGINNING and containing (770,276 square feet or 17.683 acres, more or less.).