Karen Johnson Davidson County
Batch # 1098290 DEEDQC
02/06/2024 11:19:26 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240206-0008289

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 0 292.00

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 Exhibit "A" attached hereto and made a part hereof.

This is improved property known as 4852 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 329, 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)

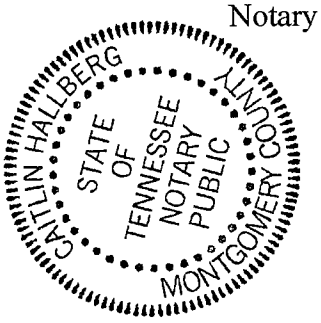
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert J. Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the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

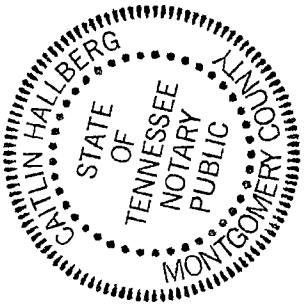
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NOV 12 2025



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
STATE OF TENNESSEE NOTARY PUBLIC
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 IV, 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 southwesterly corner of Tract III, of record in Deed Book 11066, Page 1, in the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn.);

Thence, continuing along said right-of-way, N 39deg 26' 03" W, 51.69 feet to an iron pin found;

Thence, continuing along 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 36deg 55' 48" W, 28.40 feet, along an arc length of 28.41 feet to an iron pin set;

Thence, leaving said right-of-way, N 49deg 00' 00" E, 905.78 feet to an iron pin set;

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

Thence, N 26deg 15' 55" W, 322.80 feet to a 24" oak;

Thence, following a fence line, N 57deg 07' 51" E, 130.63 feet to an iron pin found;

Thence, along said fence line, N 50deg 12' 04 E, 91.29 feet to an iron pin found;

Thence, with said fence, N 48deg 21' 48" E, 147.08 feet to an iron pin set;

Thence, leaving said fence line, S 41deg 38' 12" E, 573.46 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 456.13 feet to an iron pin set;

Thence, N 41deg 00' 00" W, 61.08 feet to an iron pin set;

Thence, S 66deg 13' 41" W, 215.82 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 201.73 feet to an iron pin set;

Thence, N 41deg 00' 00" W, 15.00 feet to an iron pin set;

Thence, S 49deg 00' 00" W, 501.34 feet to the POINT OF BEGINNING and containing (334,849 square feet or 7.687 acres,
more or less.).