Karen Johnson
Batch # 1098290
02/06/2024 11:19:26 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20240206-0008290

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)

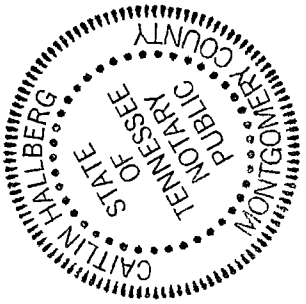
Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Robert J. Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the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

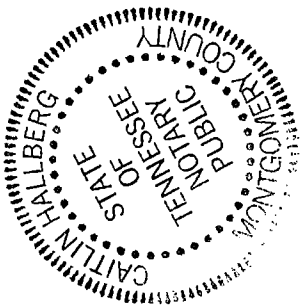
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Notary Public

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
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 I, 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 found in the northerly right-of-way of Eatons Creek Road, said pin also being the southwesterly corner of the Mary Sue Labuz property, of record in Deed Book 9182, Page 434, in the Register's Office for Davidson County, Tennessee (R.O.D.C., Tn.);

Thence, along said right-of-way, N 30deg 04' 48" W, 323.01 feet to an iron pin found;

Thence, continuing with said right-of-way, and following a fence line, along a curve to the left, having a central angle of 02deg 28' 06", a radius of 3525 feet, a chord bearing N 31deg 18' 51" W, 151.85 feet, along an arc length of 151.87 feet to an iron pin found;

Thence, continuing with said right-of-way, N 32deg 32' 54" W, 94.07 feet to an iron pin found;

Thence, leaving said right-of-way, and fence line, N 49deg 00' 00" E, 929.56 feet to an iron pin found, also known as the southeasterly corner of Tract II;

Thence, N 41deg 00' 00" W, 64.89 feet to an iron pin set;

Thence, N 49deg 00' 00" E, 1053.63 feet to an iron pin set;

Thence, N 35deg 06' 57" E, 353.99 feet to and iron pin set;

Thence, N 42deg 28' 47" W, 643.35 feet to an iron pin found;

Thence, following a fence line, N 04deg 49' 21" E, 104.13 feet to an iron pin found;

Thence, leaving said fence line, N 00deg 19' 48" E, 82.51 feet to an iron pin found;

Thence, N 18deg 18' 00" W, 212.86 feet to an iron pin found;

Thence, S 82deg 12' 49" E, 214.50 feet to an iron pin found;

Thence, N 19deg 47' 11" E, 273.90 feet to an iron pin found;

Thence, S 51deg 02' 59" E, 1266.49 feet to an iron pin found;

Thence, S 32deg 49' 20" W, 1057.44 feet to a 30" oak tree in a fence line;

Thence, continuing along said fence line, S 83deg 59' 29" W, 65.55 feet to an iron pin found;

Thence, S 81deg 10' 25" W, 45.60 feet to a 30" oak tree;

Thence, S 77deg 45' 44" W, 58.95 feet to an iron pin found;

Thence, S 45deg 05' 07" W, 145.04 feet to an iron pin found;

Thence, S 44deg 56' 05" W, 263.08 feet to a 21" maple tree;

Exhibit "A" pg. 2

Thence, S 47deg 31' 57" W, 196.51 feet to a 24" maple tree;

Thence, S 49deg 10' 55" W, 182.15 feet to a 12" maple tree;

Thence, S 43deg 36' 19" W, 108.64 feet to an iron pin found;

Thence, S 36deg 52' 33" W, 101.61 feet to an iron pin found;

Thence, S 22deg 52' 59" W, 93.32 feet to a 24" hickory tree;

Thence, S 38deg 43' 05" W, 335.45 feet to an iron pin found;

Thence, S 38deg 50' 06" W, 274.06 feet to an iron pin found;

Thence, S 42deg 42' 31" W, 175.05 feet to a 21" hackberry tree;

Thence, S 56deg 35' 47" W, 215.00 feet to the end of said fence line to the POINT OF BEGINNING and containing (2,070,205 square feet or 47.525 acres, more or less.).