Karen Johnson Davidson County
Batch # 1098290 DEEDQC
02/06/2024 11:19:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240206-0008291

THIS INSTRUMENT PREPARED BY:
ROBERT 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 0 050.00

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:

BEING A TRACT OF LAND, LYING ON THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSSEE AND BEING PARCEL 50 OF TAX MAP 48, THE SAID TRACT BEING RECORD IN BOOK 1427, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY LINE OF EATON'S CREEK ROAD. THE SAID PIN BEING THE NORTHWEST CORNER OF THE WAYNE J. AND SHEILA A. HAYES PROPERTY, AS OF RECORD IN BOOK 9568, PAGE 237, R.O.D.C., TN.

THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 23 DEG. 47 MIN 25 SEC WEST, 97.58 FEET TO AN IRON PIN SET:

THENCE CONTINUING WITH THE SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 975 FEET, A CHORD DISTANCE OF 104.79 FEEET, A CHORD BEARING OF NORTH 20 DEG 42 MIN 35 SEC WEST, A DELTA ANGLE OF 06 DEG 09 MIN 39 SEC, FOR AN ARC LENGTH OF 104.84 FEET TO AN IRON PIN SET, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE WARREN L. BOLIN, SR., ET UX PROPERTY, AS OF RECORD IN BOOK 4291, PAGE 845, R.O.D.C., TN.

THENCE, WITH THE SAID BOLIN PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 83 DEG 48 MIN 50 SEC EAST 102.10 FEET TO A POINT; THENCE, SOUTH 82 DEG 07 MIN 49 SEC EAST, 160.50 FEET TO A POINT, THENCE, SOUTH 81 DEG 26 MIN 52 SEC EAST, 552.63 TO A FENCE CORNER POST, PASSING AN IRON PIN, THE SAID PIN BEING A CORNER COMMON WITH THE JOHN I. TUCKER, ET UX PROPERTY, AS OF RECORD IN BOOK 10790, PAGE 677, R.O.D.C., TN.

THENCE WITH THE SAID TUCKER PROPERTY, SOUTH 37 DEG 32 MIN 25 SEC EAST, 13.28 FEET TO A FENCE CORNER POST, THE SAID POST BEING A CORNER COMMON WITH THE EARL C. JR. AND ETHEL RUTH DOWNEY, TRS PROPERTY, AS OF RECORD IN BOOK 10199, PAGE 354, R.O.D.C., TN.

THENCE WITH THE SAID DOWNEY PROPERTY, SOUTH 12 DEG 20 MIN 22 SEC EAST, 148.01 FEET TO AN IRON PIN FOUND, THE SAID PIN BEING THE NORTHEAST CORNER OF THE SAID HAYES PROPERTY:

THENCE, WITH THE SAID HAYES PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, NORTH 83 DEG 31 MIN 09 SEC WEST, 153.67 FEET TO A POINT; THENCE SOUTH 02 DEG 03 MIN 01 SEC WEST, 52.41 FEET TO A POINT; THENCE, NORTH 75 DEG 03 MIN 14 SEC WEST 137.61 FEET TO POINT; THENCE. NORTH 77 DEG 39 MIN 30 SEC WEST, 124.29 TO A POINT; THENCE NORTH 76 DEG 20 MIN 26 SEC. WEST, 74.82 FEET TO A POINT; THENCE, NORTH 81 DEG 08 MIN 29 SEC WEST, 46.71 FEET TO A POINT; THENCE, SOUTH 86 DEG 4 MIN 56 SEC WEST, 105.90 FEET TO A POINT THENCE, SOUTH 85 DEG 26 MIN 25 SEC WEST, 87.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 123.979 SQUARE FEET, OR 2,846 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT J. WORKMAN, BY WARRANTY DEED, DATED JULY 29, 2004 FROM, RICKY L, HUDSON, MARRIED, OF RECORD IN INSTRUMENT NO. 20040729, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4762 Eaton's Creek Road, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this 26 day of January, 2024.

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 26 day of January, 2024.

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 26th day of January, 2024.

Notary Public

My Commission Expires:

NOV 12 2025

