Karen Johnson
Batch # 1098290
02/06/2024 11:19:26 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240206-0008301

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	039 00 0 049.00

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, Jayne 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MAP 39, PARCEL 49, OF THE 1ST COUNCILMANIC DISTRICT DESCRIBED BY SURVEY DATED JUNE 14, 2005, PERFORMED BY JEFFREY PATRICK CHANDLER, TENNESSEE LAND SURVEYOR NUMBER 2353, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON PIN, BEING LOCATED FROM AN EXISTING NAIL IN THE CENTER LINE OF DRY FORK ROAD, THE SAME BEING THE NORTHWEST CORNER OF DANNA HAYES AS OF RECORD IN BOOK 10193, PAGE 893, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE; THENCE ALONG THE WEST BOUNDARY OF SAID HAYES, SOUTH 08 DEG, 31' 00" WEST A DISTANCE OF 487.98' TO AN EXISTING CAPPED IRON PIN MARKED AS "WALKER" NEAR A UTILITY POLE; THENCE CONTINUING WITH SAID HAYES LINE, SOUTH 08 DEG. 31'00" WEST A DISTANCE OF 470.00' TO AN EXISTING IRON PIN ON A HILLSIDE, IN THE EAST BOUNDARY LINE OF BARRY N. CAPPS AS OF RECORD IN INSTRUMENT NUMBER 200308140006796, R.O.D.C., THE NORTHWEST CORNER OF THIS TRACT, AND THE POINT OF BEGNNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE WEST BOUNDARY OF THIS TRACT AND THE EAST BOUNDARY OF BARRY N. CAPPS, GUS CAPPS (BOOK 7692, PAGE 426, R.O.D.C.), AND BARRY N. CAPPS (BOOK 9707, PAGE 652, R.O.D.C.), SOUTH 08 DEG. 31' 00" WEST A DISTANCE OF469.00' TO A SET IRON PIN IN A FENCE ROW, BEING THE SOUTHWEST CORNER OF THIS TRACT AND A COMMON CORNER TO JOHN A. BOSTELMAN AS OF RECORD IN BOOK 5209,

PAGE 159, R.O.D.C., THENCE WITH BOSTELMAN NORTH 50 DEG. 33; 31; EAST A DISTANCE OF 334.04" IN A SET IRON PIN; THENCE NORTH 62 DEG, 05' 32" EAST A DISTANCE OF 240.70' TO AN EXISING 1" DIAMETER IRON ROD IN A BUSH, THE SOUTHEAST CORNER OF THIS TRACT, AN INTERIOR CORNER TO SAID BOSTEMAN, AND THE "TERMINUS OF A 30' ROAD" AS MENTIONED IN BOOK 3405, PAGE 411, R.O.D.C.; THENCE NORTH 29 DEG. 18' 15" WEST A DISTANCE OF 305.76' TO AN EXISTING CAPPED IRON PIN MARKED '"WALKER" AND THE COMMON CORNER TO SAID DANA HAYES; THENCE WITH SAID HAYES SOUTH 63 DEG. 05' 33" WEST A DISTANCE OF 282.11' TO AN IRON PIN; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 132928 SQUARE FEET, 3.05 ACRES.

BEING THE SAME PROPERTY CONVEYED TO JAYNE B. WORKMAN, BY WARRANTY DEED DATED AUGUST 2, 2005 FROM RHONDA GAIL YOUNG, MARRIED, AND JOHN EDWARD BOSTELMAN, UNMARRIED AND LORI DEMONTIGNY, MARRIED, OF RECORD IN INSTRUMENT NO. 20050805-0092135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4323 Stenberg Road, Whites Creek, Tennessee, 37189.

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

Jayne Workman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal this 26 day of January, 2024.

Caitlin Hallberg
Notary Public

My Commission Expires:

NOV 12 2025

STATE OF TENNESSEE NOTARY PUBLIC CAITLIN HALLBERG 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 26 day of January, 2024.

Notary Public

My Commission Expires:

NOV 12 2025

