Karen Johnson
Batch # 1115317
03/27/2024 08:22:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240327-0021126

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 TYLER C. WORKMAN, AFFIANT Subscribed and sworn to before me, this 20 day of March 2024. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TYLER WORKMAN AND WHITNEY WORKMAN, CO-TRUSTEES 751B LYNWOOD AVE, NASHVILLE, TN 37203	New Owner	Map and Parcel No.: 105-06-4A-001.00CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Tyler C. Workman and Whitney M. Workman, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Tyler Workman and Whitney Workman, Co-Trustees of the Workman Joint Revocable Trust, created June 27, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 751B Lynwood Ave, Nashville, TN 37203, and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 751 Lynwood Avenue, a Horizontal Property Regime, of record in Instrument Number

20161229-0136900, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tyler C. Workman and Whitney M. Workman, husband, and wife, from Lynwood Row, G.P., a Tennessee General Partnership, by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20191031-0112175.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20 day of March 2024.

Tyler C. Workman, Grantor

Whitney M. Workman, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tyler C. Workman**, the Grantor, 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 official seal at office, this 20 day of March 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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