WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313626 DEEDWARR
08/22/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,051.06
20250822-0067309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,094,880.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

File No.: RES-24-1704MG

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Devco 1704, GP	NEW OWNER	117 04 0 408.00
(NAME)	(NAME)	
101 Lea Avenue Nashville, TN 37210	(same)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROBERT WORKMAN, TRUSTEE OF THE JAYNE WORKMAN INTERVIVOS REVOCABLE TRUST DATED JANUARY 26, 2024**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS DEVCO 1704, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 62 on the Map of Belmont Terrace, of record in Plat Book 421, Page 101, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to Jayne Workman from Primrose BNA, LLC, by Warranty Deed dated November 3, 2005, recorded November 4, 2005, in Instrument No. 20051104-0134198, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Robert Workman, Trustee of The Jayne Workman Intervivos Revocable Trust, from Jayne Workman, by Quitclaim Deed dated January 26, 2024, recorded February 6, 2024, in Instrument No. 20240206-0008294, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1704 Primrose Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the

title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of August, 2025.

The Jayne Workman Intervivos Revocable Trust dated January 26, 2024

By: Robert Workman Trustee
Robert Workman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Robert Workman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Jayne Workman Intervivos Revocable Trust dated January 26, 2024 the within named bargainor, a Trust, and that he, as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust, as Trustee.

Witness my hand, at office, this 15th day of August, 2025.

Notary Signature
My commission expires: 3/8/28



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Riley Herrick, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 15th, 2025.

Affiant Signature

08/15/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of August, 2025.

Notary's ~~Signature~~

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-1704MG