ADDRESS NEW OWNERS AND
SEND TAX BILLS:
SARAH VANESSA FRAZIER
2239 Union Hill Rd
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
16-43.00

QUITCLAIM DEED

This instrument is made and entered into this the 3 day of July, 2019, by and between **EDWARD PAUL BINKLEY and wife, SARAH F. BINKLEY,** GRANTORS and **SARAH VANESSA FRAZIER,** GRANTEE.

Karen Johnson Davidson County
Batch# 253620 DEEDQC
07/08/2019 08:57:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190708-0066063

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

SITUATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF UNION HILL ROAD AT THE NORTHEASTERLY CORNER OF THE LAND CONVEYED TO JOE V. EDWARDS AND WIFE, AS SHOWN OF RECORD IN BOOK 2339, PAGE 601, SAID REGISTER'S OFFICE, AND BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED HEREIN; THENCE LEAVING SAID ROAD AN ALONG CARSON SPIVEY'S WESTERLY BOUNDARY LINE WITH A FENCE (1971), SOUTH 3 DEG. WEST, 301.7 FEET; THENCE CONTINUING WITH THE SAME, SOUTH 2 DEG. 13 FEET (SIC) WEST, 455.2 FEET THENCE LEAVING SAID FENCE, SOUTH 83 DEG. 20 FEET (SIC) WEST, 108.6 FEET TO A POINT; THENCE NORTH 2 DEG. 13 FEET (SIC) EAST. 455.2 FEET TO A POINT; THENCE NORTH 13 DEG. 55 FEET (SIC) WEST, 227.2 FEET TO A POINT IN THE CENTER OF UNION HILL ROAD; THENCE WITH THE SAME, NORTH 62 DEG. 35 FEET (SIC) EAST, 78 FEET TO A POINT; THENCE NORTH 61 DEG. 57 FEET (SIC) EAST, 123 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.00 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EDWARD PAUL BINKLEY AND WIFE, SARAH F. BINKLEY BY WARRANTY DEED FROM TOBEY PEARSON SMITH, RECORDED April 25, 2011, IN INSTRUMENT NO. 20110425-0031231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2239 Union Hill Road, Goodlettsville, Tennessee 37072.

Executed on the date first above written.

Edward Paul Binkley
EDWARD PAUL BINKLEY

Sarah F Binkley
SARAH F. BINKLEY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, EDWARD PAUL BINKLEY and SARAH F. BINKLEY, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 3 day of July, 2019.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Edward Paul Binkley
AFFIANT

Subscribed and sworn to before me, this the 3 day of July, 2019.

M. Katherine Kobe
NOTARY PUBLIC

My Commission Expires: 10/20/20

M KATHERINE KOBE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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