THIS INSTRUMENT PREPARED BY:
GREGORY M. GALLOWAY
ATTORNEY AT LAW
101 ANTIOCH PIKE
NASHVILE, TN 37211
615-333-3933

Karen Johnson Davidson County
Batch# 543502 DEEDQC
12/29/2020 04:01:34 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201229-0154487

QUITCLAIM DEED

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
SARAH BINKLEY 2208 UNION HILL RD. GOODLETSVILLE, TN 37012	SAME	16/145 & 146

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, LOUISE D. BINKLEY, TURNER G. BINKLEY JR., CHRISTOPHER BINKLEY, CHERYL BINKLEY MCGUIRE, VANESSA BINLKEY FRAISER, JONATHAN BINKLEY, all potential heirs of TURNER G. BINKLEY and EDWARD BINKLEY ; by these presents do hereby quitclaim and Convey Unto SARAH F. BINKLEY, her successors and assigns, all their right, title and interest in and to the following described tract of land:

A certain tract of or parcel of land in Davidson County, Tennessee, described according to a survey of the S. E. Binkley property by Parrish Ragan, Inc. Surveyors, dated March 29, 1076 as follows:

BEGINNING at an iron pin, the northwest corner of this tract, a common corner to Leonard Sterry and Paul C. Stone; thence with the line of Stone, S 77 deg. 19' 40" E 166.5 feet to an iron pin; thence S 12 deg. 26' 53" W, and crossing Union Hill Road, 3,792.23 feet to an iron pin in the line of F.W. Cray near an old fence line; thence with the line of Gray, N 77 deg. 03' 54" W 480.0 feet to an iron pin at a fence post in the line of J. W. Edwards; thence N 12 deg. 38' 54" E 158.12 feet to an iron pin; thence N 12 deg. 30' 50" E, and crossing Union Hill Road, 3,493.41 feet to an iron pin, a corner to Mrs. Mildred Gafford and Leonard Sterry; thence with the line of Sterry N 10 deg. 45' 00" E 140.0 feet to the point of beginning and containing 14.30 acres, more or less.

BEING the same property conveyed to Turner G. Binkley and Edward _ Binkley, by deed from Carson B. Spivey and wife, Nancy M. Spivey recorded at Book 6316, page 333 Register' Office for Davidson County, Tennessee.

This is unimproved property.

Witness our hands this 11 day of Dec. 2020,

Louise D. Binkley
LOUISE D. BINKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Greg Galloway, a Notary Public in and for said County and State, the within named, LOUISE D. BINKLEY, the grantor, 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 official seal at Nashville, Tennessee this 21 day of Dec, 2020.

Notary Public

My commission expires: 5-9-23

GREGORY M. GALLOWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $_____-0-_____.

Louise Binkley

Subscribed and sworn to before me, this the 21 day of Dec, 2020.

My commission expires: 5-9-23

(Affix Seal)

Notary Public

GREGORY M. GALLOWAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN

TURNER G. BINKLEY JR.

STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, a Notary Public in and for said County and State, the within named TURNER G. BINKLEY JR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Doyle Tennessee this 28 day of December, 2020.

My Commission Expires: 8/18/21 Sue Bailey
NOTARY PUBLIC

SUE BAILEY STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY

CHRISTOPHER BINKLEY

STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, a Notary Public in and for said County and State, the within named CHRISTOPHER BINKLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Doyle Tennessee this 28 day of December, 2020.

My Commission Expires: 8/18/21 Sue Bailey
NOTARY PUBLIC

SUE BAILEY STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY

CHERYL BINKLEY MCGUIRE

STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, a Notary Public in and for said County and State, the within named CHERYL BINKLEY MCGUIRE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Doyle Tennessee this 28 day of December, 2020.

My Commission Expires: 8/18/21 Sue Bailey
NOTARY PUBLIC

SUE BAILEY STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY

VANESSA BINKLEY FRAISER

STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, a Notary Public in and for said County and State, the within named VANESSA BINKLEY FRASIER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Doyle Tennessee this 28 day of December, 2020.

My Commission Expires: 8/18/21

NOTARY PUBLIC

SUE BAILEY STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY

JONATHAN BINKLEY

STATE OF TENNESSEE
COUNTY OF Van Buren

Personally appeared before me, a Notary Public in and for said County and State, the within named JONATHAN BINKLEY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Doyle Tennessee this 28 day of December, 2020.

My Commission Expires: 8/18/21

NOTARY PUBLIC

SUE BAILEY STATE OF TENNESSEE NOTARY PUBLIC VAN BUREN COUNTY