This instrument was prepared by:
Matthew S. Bailey
Attorney at Law
P.O. Box 700
Spencer, Tennessee 38585

New Owner
SEND TAX NOTICES TO:
Sarah Binkley
2208 Union Hill Rd.
Goodlettsville, Tennessee 37072

Karen Johnson Davidson County
Batch# 549944 DEEDQC
01/08/2021 01:18:35 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210108-0004025

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on the day and date set forth hereinbelow, by and between SARAH BINKLEY, hereinafter referred to as "Grantor," and SARAH BINKLEY, hereinafter referred to as "Grantee."

WITNESSETH:

THAT FOR AND IN CONSIDERATION of Ten and 00/100 U.S. Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor conveys, remises, releases, and forever quitclaims unto the Grantee all right, title, estate, and interest in and to the following described parcels of real estate situated in the Tenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

Map 16, Parcel 145 & 146

A certain tract 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, 1976, 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° 19' 40" E 166.5 feet to an iron pin; thence S 12° 26' 53" W, and crossing Union Hill Road, 3,792.23 feet to an iron pin in the line of F. W. Gray near an old fence line; thence with the line of Gray, N 77° 03' 54" W 480.0 feet to an iron pin at a fence post in the line of J. V. Edwards; thence N 12° 38' 54" E 158.12' feet to an iron pin; thence N 12° 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 ° 45' 00" E 140.0 feet to the point of beginning and containing 14.31 acres, more or less.

Being the same property conveyed to Sarah F. Binkley by Quitclaim Deed from 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, recorded on December 29, 2020, in Instrument# 20201229-0154487, in the Register's Office, Davidson County, Tennessee.

Map 16, Parcel 147
148

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to an un-recorded survey by Parrish Ragan, Inc., dated March 29, 1976 as follows:

BEGINNING at a point in the center of Union Hill Road, corner to Carson Spivey, Jr.; thence North 12° 26' 53" East 2,342.23 feet to an iron pin in the line of Paul C. Stone; thence with the line of Paul C. Stone South 77° 19' 40" East 169.9 feet to an iron pin; thence South 12° 36' 54" West 2,305.93 feet to the

northerly margin of Union Hill Road; thence with the curved center of Union Hill Road 164.00 feet, more or less, to the point of beginning and containing 9.00 acres, more or less.

Being the same property conveyed to Edward P. Binkley and wife, Sarah F. Binkley, by Warranty Deed from Louis Edward Suddath and wife, Judith P. Suddath, recorded in Book 5705, Page 686, in the Register's Office, Davidson County, Tennessee.

Map 16, Parcel 147
148

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to an un-recorded survey by Parrish Ragan, Inc., dated March 29, 1976 as follows:

BEGINNING at a point in the center of Union Hill Road, corner to Turner G. Binkley; thence South 12 ° 36' 54" West 1,487.00 feet to an iron pin in an old fence row in the line of F. W. Gray; thence with the line of F. W. Gray North 77 ° 03' 54" West 158.85 feet to an iron pin; thence North 12 ° 26' 53" West 1,450.00 feet to the center of Union Hill Road; thence in an easterly direction with the curved center of said Union Hill Road 164.00 feet, more or less, to the point of beginning and containing 5.31 acres, more or less.

Being the same property conveyed to Sarah Binkley by Quitclaim Deed from Louise D. Binkley, recorded on December 29, 2020, in Instrument# 20201229-0154488, in the Register's Office for Davidson County, Tennessee.

Map 16, Parcel 149

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, more specific ally described as follows:

BEGINNING at a point in the center of Union Hill Road, said point being the southwesterly corner of this tract, corner to Ed Sudduth; thence North 12 ° 36' 54" E 2,295 feet, more or less, to an iron pin; thence South 77 ° 19' 40" E 171.10 feet to an iron pin; thence with the line of W. T. Binkley South 12 ° 48' 53" W 2345 feet, more or less, to a point in the center of Union Hill Road; thence following the center of Union Hill Road in a northwesterly direction 170 feet, more or less, to the point of beginning and containing 9.00 acres, more or less.

Being the same property conveyed to Edward P. Binkley and wife, Sarah F. Binkley, by Warranty Deed from George D. Spivey and wife, Rosemary C. Spivey, recorded in Book 5636, Page 458, in the Register's Office, Davidson County, Tennessee.

Map 16, Parcel 150

A certain tract or parcel of land in the 10th Civil District of Davidson County; Tennessee, more specifically described as follows:

BEGINNING at a point in the center of Union Hill Road, said point being the northeasterly corner of this tract, corner to Turner G. Binkley; thence with the line of Turner G. Binkley South 12 ° 48' 53" W 1448.70 feet, more or less, to an iron pin by· a fence post at a creek; thence with an old fence North 77° 03' 54" W 154. 22 feet to an iron pin; thence North 12° 36' 54" E 1677.93 feet, more or less, to a point in the center of Union Hill Road; thence following the center of Union Hill Road generally in a southeasterly direction 170 feet to the point of beginning and containing 5.31 acres, more or less.

Being the same property conveyed to Sarah Binkley by Quitclaim Deed from Louise Binkley, recorded on December 29, 2020, in Instrument# 20201229-0154489 in the Register's Office, Davidson County, Tennessee.

Preparer's Notice: It is the Grantee's responsibility to record this instrument. Failure to do so may adversely affect title or interest. Preparer has made no title examination or certification. The legal description above was provided by the

grantor without benefit of a survey, and legal description is same as previous deed of record.

~~**TO HAVE AND TO HOLD** any interest held by Grantor in said lands, including the appurtenances thereon situated, and all the right, title, estate, and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns, forever. Grantor neither warrants title to said lands nor will defend title to said lands nor represents that Grantor holds any interest in said lands.~~

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 4 day of January, 2021.

Sarah Binkley
SARAH BINKLEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Sumner)

On this the 4th day of January, 2021, before me personally appeared SARAH BINKLEY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Antonio Jerome Brooks
Notary Public

ANTONIO JEROME BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
July 2, 2024

My commission expires: _____

OATH OF CONSIDERATION

I, HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is ~~_____~~ 0 _____, and said transfer is not taxable for purposes of recording pursuant to the laws of the State of Tennessee.

Sarah Binkley
Affiant

Subscribed and sworn to before me this the 4th day of January, 2021.

Antonio Jerome Brooks
Notary Public or Register

ANTONIO JEROME BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: My Commission Expires July 2, 2024

NOTICE: OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED. FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS.