STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this Transfer is $ 0

Sarah Vanessa Frazier
AFFIANT

Subscribed and sworn to before me
This 27th **day of** October, **2021.**

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Karen Johnson Davidsor County
Batch# 747504 **DEEDQC**
11/02/2021 08:52:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211102-0146300

This instrument was prepared upon information furnished by the parties by:
HOWARD M. SKIPWORTH & ASSOCIATES
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Highway
Post Office Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
EMAIL: hmskiplaw@comcast.net

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Vanessa Frazier 2215 Union Hill Road Goodlettsville, TN 37072	Sarah Vanessa Frazier 2215 union Hill Road Goodlettsville, TN 37072	PARCEL ID: 01600005401

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, Sarah Frances Binkley a/k/a Sarah Binkley, for and in consideration of the sum of one and no/100 dollars ($1.00), cash in hand paid, along with other intangible guarantees, the receipt of which are hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto Sarah Vanessa Frazier, her heirs, successors and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A" for description

BEING the property conveyed to Sarah Binkley, by deed from Della Louise Binkley a/k/a Louise D. Binkley, of record in Instrument No.: 20201229-0154490, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2215 Union Hill Road, Goodlettsville, TN 37072.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 27th day of October, 2021.

Sarah Frances Binkley
Sarah Frances Binkley, Grantor

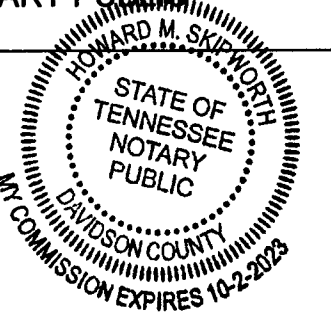
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sarah Frances Binkley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of October, 2021.

Howard M. Skipworth
NOTARY PUBLIC

My Commission expires:



NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard M. Skipworth
P.O. Box 489
Joelton, TN 37080

EXHIBIT "A"

A SMALL tract of land in the ten Civil District of Davidson County, State of Tennessee, located on the South side of Union Hill Road about ¾ of a mile east of the intersection of the Union Hill Road and the Crocker Springs Road, being a part of the W. Turner Binkley's 41-1/2 acre tract conveyed to W. Turner Binkley by warranty deed dated April 13, 1940, by Arthur Binkley, Trustee, as of record noted in Book 51, page 440, and recorded in Book 1140, page 107 R.O.D.C. Tennessee.

Beginning at a spike in the center of Union Hill Road, being in Mrs. C.B. Spivey's East boundary line, running with the center of Union Hill Road S. 64 deg. E. 100 feet, S. 57 deg. 10' E. 100 feet, S. 45 deg. 30' E. 50 feet to spike; thence S. 51 deg. W. 292 feet to a pin in wire fence, being Mrs. C.B. Spivey's East line; North 3 deg. E. 316 feet to the beginning, containing .83 acres.
All bearing and distance shown on Plat surveyed and platted by C. J. Carney, Surveyor, Dec. 19th, 1962.