ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Sarah Vanessa Frazier
2215 Union Hill Rd.
Goodlettsville, TN 37072

This instrument was prepared by:
FREEMAN & BRACEY, PLC
Attorneys at Law
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37072
Phone: (615) 859-1328

Parcel ID Numbers:
01600002201
01600014900
01600014700

Karen Johnson Davidson County
Batch# 1343534 DEEDQC
11/12/2025 09:40:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251112-0089855

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 7th day of November, 2025, between **SARAH VANESSA FRAZIER AND JONATHAN PAUL BINKLEY AS CO-EXECUTORS OF THE ESTATE OF SARAH FRANCES BINKLEY** as Grantors, and **SARAH VANESSA FRAZIER**, referred to herein as Grantee.

WITNESSETH:

WHEREAS, Sarah Frances Binkley died on December 10, 2024, testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Sarah Frances Binkley, Case No. 25P156 in the Seventh Circuit Court of Davidson County, Tennessee with the above-named, Sarah Vanessa Frazier and Jonathan Paul Binkley being appointed as Co-Executors of the Estate; and

WHEREAS, Sarah Frances Binkley died owning certain tracts of land located in **Davidson County, Tennessee (Parcel IDs 01600002201, 01600014900, and 01600014700)** and said legal description of the properties owned by the Decedent, Sarah Frances Binkley at time of her death are more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **SARAH VANESSA FRAZIER AND JONATHAN PAUL BINKLEY,** in their capacity as Co-Executors of the Estate of Sarah

Frances Binkley, do hereby grant unto **SARAH VANESSA FRAZIER**, pursuant to the terms of the Will of record, all of their right, title and interest in and to the below described properties, being certain tracts or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Property ID 01600002201.

A tract of land in the 10th Civil District, being shown as Tract 2, of Davidson County, Tennessee, and more particularly described according to a survey by Southern Land & Associates, Inc., 9/12/1977, as follows:

BEGINNING at a point in the westerly line of Tract 1, and a common corner with tract 1, on its northwesterly point; thence S. 89° 49' 47" W. 244.29 feet to a point; thence S. 0° 10' 13" E. 27.40 feet to point; thence in a fence line, S. 89° 49' 12" E. 245.79 to a point in line between tracts 1 and 2; thence with the line between Tracts 1and 2, N. 3° 19' 59" W. 27.40 feet to the point of beginning, and containing .0154 acres, more or less.

Being the same property conveyed to Edward Paul Binkley and wife, Sarah Franes Binkley by Quitclaim Deed from Charles E. Spencer, Jr. and wife Ada Paulette Spencer, of record in Book 5742, Page 653, Register's Office Davidson County, Tennessee; and Edward Paul Binkley died on June 13, 2020, survived by his wife, Sarah Frances Binkley, surviving tenant by the entirety.

Property ID 01600014900.

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 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 2,345 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 of less.

Being a portion of the same property conveyed to Sarah Binkley from Sarah Binkley by Quitclaim Deed in Instrument # 20210108-0004025, in the Register's Office, Davidson County, Tennessee.

Property ID 01600014700.

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 a portion of the same property conveyed to Sarah Binkley from Sarah Binkley by Quitclaim Deed in Instrument # 20210108-0004025, in the Register's Office, Davidson County, Tennessee.

SARAH FRANCES BINKLEY, died testate on or about December 10, 2024, devising said property to Sarah Vanessa Frazier, by will of record in Docket No. 25P156, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF SARAH FRANCES BINKLEY

By: Sarah Vanessa Frazier
SARAH VANESSA FRAZIER, CO-EXECUTOR

By: Jonathan Binkley
JONATHAN PAUL BINKLEY, CO-EXECUTOR

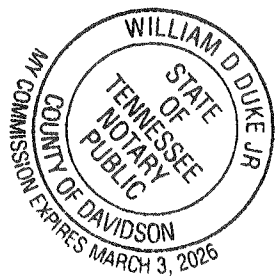
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **SARAH VANESSA FRAZIER AND JONATHAN PAUL BINKLEY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Sarah Frances Binkley the within named bargainor, an Estate, and that they, as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the

Estate by themselves as such Co-Executors.

Witness my hand and official seal at office this the 7th day of November 2025.

NOTARY PUBLIC My commission expires: 3/3/2026



TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

January 21, 2025

Don Duke
885 Conference Dr., #500
Goodlettsville, TN 37070

RE: Binkley, Sarah F. Date of Death: 12/10/2024 SSN: xxx-xx-1895
Our File Number: 147756

Don Duke:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson

TennCare RFR Processing Unit

Under 2024

CERTIFICATE OF AUTHENTICITY

I, **Russell Freeman**, 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 **11/07/2025** [DATE].

AFFIANT SIGNATURE

11/11/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11th** day of **November**, 2025.

Notary Signature
My Commission Expires: 01-22-29
[SEAL]

