ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Jonathan Paul Binkley
5600 Sango Rd.
Clarksville, TN 37043

Parcel ID Numbers:
01600014500
01600014600
01600014800
01600015000

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

Karen Johnson Davidson County
Batch# 1343536 DEEDQC
11/12/2025 09:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20251112-0089859

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 and JONATHAN PAUL BINKLEY**, referred to herein as Grantees

.

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 01600014500, 01600014600, 01600014800, and 01600015000)** 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 and JONATHAN PAUL BINKLEY**, in equal shares as tenants in common, 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 IDs 01600014500 and 01600014600.

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 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 01600014800

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 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 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 01600015000

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 1,448.70 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 1,677.93 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 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 and JONATHAN PAUL BINKLEY, 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

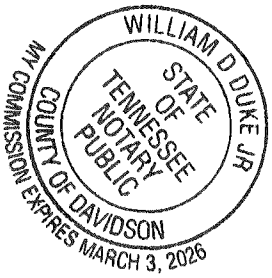
STATE OF Tennessee
COUNTY OF Davidson

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]

