THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1464972 DEEDQC
08/27/2026 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260827-0079771

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00**

Subscribed and sworn to before me this 14 day of May, 2026.

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public **Affiant**

DEED OF CORRECTION

Address New Owner(s):	Send Tax Bills To:	Parcel ID Numbers
Sarah Vanessa Frazier **2215 Union Hill Rd.** **Goodlettsville, TN 37072**	**Same as new owner.**	**01600002201** **01600014900** **01600014700**

WHEREAS, **SARAH VANESSA FRAZIER AND JONATHAN PAUL BINKLEY AS CO-EXECUTORS OF THE ESTATE OF SARAH FRANCES BINKLEY,** transferred and conveyed unto the said **SARAH VANESSA FRAZIER**, by Executor's Deed certain real estate in Davidson County, Tennessee, of record in Instrument No. **20251112-0089855**, said Register's Office for Davidson County, Tennessee.

WHEREAS, the said Executor's Deed provided an incorrect Legal Description for Parcel ID 01600002201 and the parties desire to correct that error:

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.

Tract 1.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Located on the Joelton to Union Hill Road in the Tenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the center of Union Hill Road, running north 3° east 185 feet to a stake; (the easterly margin of Mrs. C. B. Spivey property); thence south 63° 55' east 253 feet to a stake; thence south 20° 50' west 197 feet to the center of Union Hill Road; thence north 57° 10' west 100 feet with the center of said road; thence north 64° west 100 feet with said road, to the point of beginning, containing on acre, more or less, according to survey made by C. D. Schmittou, September 21, 1963.

Being the same property conveyed to Edward Paul Binkley and wife, Sarah Binkley by Warranty Deed from Thomas T. Baggott, III, and wife, Barbara Ruth Baggott of record in Book 3970, Page 288, 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.

Tract 2.

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, CO-EXECUTOR

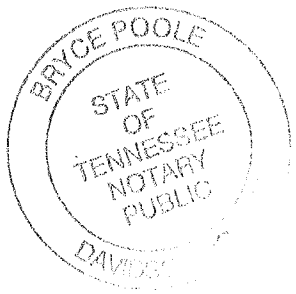
By: _____
JONATHAN PAUL BINKLEY, CO-EXECUTOR

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 15th day of May 2026.

_____ My commission expires: 11-08-2029
NOTARY PUBLIC



Tennessee Certification of Electronic Document

I, William D. Duke Jr., 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 5/15/26 (date of document).

William D. Duke

Affiant Signature

8/24/26

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24 day of Aug, 2026.

Melissa Heavener

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027