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

Karen Johnson Davidson County
Batch# 1464972 DEEDQC
08/27/2026 03:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260827-0079772

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 20th day of July, 2026.

Notary Public

Affiant

My Commission Expires: 1/22/2030

WILLIAM D DUKE JR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2030
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Sarah Vanessa Frazier 2215 Union Hill Rd. Goodlettsville, TN 37072	Same as New Owner	01600014500

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, SARAH VANESSA FRAZIER and JONATHAN PAUL BINKLEY, by these presents do hereby quitclaim and convey unto SARAH VANESSA FRAZIER, and her successors and assigns, all their right, title, and interest in and to the following described tracts of land:

Property ID 01600014500

Being a parcel of land in the 10 Council District of Davidson County, Tennessee, said parcel being a portion of the Sarah Vanessa Frazier and Jonathan Paul Binkley Property as recorded in Instrument (Inst.) 20251112-0089859 Register's Office of Davidson County, Tennessee (RODCT), said parcel bearing a parcel ID of 0160014500 per the Davidson County, Tennessee Property map, said parcel being generally described as north of and adjacent to Union Hill Road, (a 50' Public Right of Way), east of Ivey Point Road, South of Ivey Point Road, and west of Wingo Way, said parcel being more particularly described as follows:

Beginning at a Fence post old, said post bearing Tennessee State Plane Coordinates with a northing of 729483.39 and an easting of 1727377.68 North American Datum 1983/Grid North, said post also being on the northern right of way of said Union Hill Road, said post also being N 68° 35' 05" E for a distance of 626 feet, more or less, said post being the southeastern corner of the Teri Lynette Hulka property as recorded in Inst. 20171004 0101695 RODCT, said post also being the southwestern corner of the herein described parcel.

Thence leaving said northern right of way and with the eastern boundary line of said Teri Lynette Hulka property the following two calls, N 06° 55′ 37″ E for a distance of 167.54 feet to a fence post old. Thence, N 06° 11′ 17″ E for a distance of 316.30 feet to a fence post old, said post being the southeastern corner of the Carrie B Gibson properties as recorded in Deed Book 4262, page 352 RODCT and Deed Book 4781, page 332 RODCT.

Thence with the eastern boundary line of said Gibson property the following eight (8) calls, N 06° 43′ 24″ E for a distance of 181.84 feet to a fence post old.
Thence, N 05° 03′ 53″ E for a distance of 111.23 feet to a fence post old.
Thence, N 09° 00′ 36″ E for a distance of 115.77 feet to a fence post old.
Thence, N 08° 50′ 39″ E for a distance of 93.38 feet to a fence post old.
Thence, N 07° 25′ 07″ E for a distance of 247.36 feet to a fence post old.
Thence, N 06° 47′ 08″ E for a distance of 164.06 feet to a fence post old.
Thence, N 08° 48′ 57″ E for a distance of 220.71 feet to a fence post old.
Thence, N 07° 12′ 01″ E for a distance of 181.65 feet to an iron pin old, (a ½″ rebar), said pin being the southeastern corner of the Joseph Rast property as recorded in Inst. 20160608 0057683 RODCT.

Thence with the eastern boundary line of said Rast property the following two (2) calls, N 07° 59′ 55″ E for a distance of 381.60 feet to a fence post old.
Thence, N 09° 10′ 09″ E for a distance of 18.61 feet to a concrete monument found, said monument being a corner of the Henry David Holmes III property as recorded in Inst. 20230831 0068343 RODCT.

Thence with the boundary lines of said Holmes property the following three (3) calls, N 08° 45′ 32″ E for a distance of 139.26 feet to an iron pin set, (a ½″ rebar capped Dhority), said pin being the northwestern corner of the herein described parcel.
Thence S 82° 48′ 15″ E a distance of 71.20 feet to a fence post found.
Thence, S 82° 00′ 07″ E for a distance of 95.30 feet to an iron pin set, (a ½″ rebar capped Dhority), said pin also being the northwestern corner of the Sara Vanessa Frazier property as record in Inst. 20251112 0089855 RODCT, said pin also being the northeastern corner of the herein described parcel.

Thence with the western boundary line of said Frazier property, S 07° 33′ 48″ W for a distance of 2259.98 feet to an iron pin set, (a ½″ rebar capped Dhority), said pin also being on the northern right of way of said Union Hill Road, said pin also being the southeastern corner of the herein described parcel.

Thence along said northern right of way, the following two calls, on a curve turning to the left, having a radius of 350.00 feet, and whose long chord bears S 74° 41′ 04″ W for a distance of 102.98 feet, and an arc length of 103.36 feet to a point.
Thence, S 67° 31′ 51″ W for a distance of 77.16 feet to the point of beginning, said parcel containing 394,252 Square Feet or 9.05 Acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

Being a portion of the same property conveyed to Sarah Vanessa Frazier and Jonathan Paul Binkley from Sarah Vanessa Frazier and Jonathan Paul Binkley as Co-Executors of the Estate of Sarah Frances Binkley by Executor's Deed in Instrument #20251112-0089859, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Sarah Vanessa Frazier 8.14.2026 Date Jonathan Paul Binkley 7/20/26 Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, Sarah Vanessa Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 14th day of August, 2026.

Notary Public My Commission Expires: 1-28-2027

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, William D. Duke Jr, a Notary Public in and for said County and State, Jonathan Paul Binkley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 20th day of July, 2026.

Notary Public My Commission Expires: 1/22/2030

WILLIAM D DUKE JR STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2030 DAVIDSON COUNTY

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.

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 7/20/26 (date of document).

Affiant Signature

8/24/26
Date

State of TN

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

