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 5 pgs
Fees: $27.00 Taxes: $0.00
20260827-0079773

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.

William D Duke Jr. / Jonathan Paul Binkley

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
Jonathan Paul Binkley 5600 Sango Rd. Clarksville, TN 37043	Same as New Owner	01600014600 01600014800 01600015000

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 JONATHAN PAUL BINKLEY, and his successors and assigns, all their right, title, and interest in and to the following described tracts of land:

Property ID 01600014600

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 0160014600 per the Davidson County, Tennessee Property map, said parcel being generally described as south 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 an iron pin set, (a ½ rebar capped Dhority), said pin bearing Tennessee State Plane Coordinates with a northing of 729423.51 and an easting of 1727366.73 North American Datum 1983/Grid North, said pin also being on the southern right of way of said Union Hill Road, said pin also being N 73° 34' 01" E for a distance of 596 feet, more or less, said pin being the northeastern corner of the Sarah Vanessa Frazier property

as recorded in Inst. 20190708 0066063 RODCT, said pin also being the northwestern corner of the herein described parcel.

Thence with the southern right of way of said Union Hill Road the following two (2) calls, N 66° 55′ 55″ E for a distance of 111.01 feet to a point. Thence on a curve turning to the right through an angle of 14° 35′ 37.1″, having a radius of 300.00 feet, and whose long chord bears N 73° 27′ 53″ E for a distance of 76.21 feet to an iron pin new, (a ½″ rebar capped Dhority), said pin being the northwestern corner of the Sara Vanessa Frazier & Jonathan Paul Binkley property of record in Inst. 20251112 0089859 RODCT, said pin also being the northeastern corner of the herein described parcel.

Thence with the western boundary line of said Sara Vanessa Frazier & Jonathan Paul Binkley property, S 07° 07′ 43″ W for a distance of 1486.20 feet to an iron pin old, (a ½″ rebar), said pin being on the northern boundary line of said Francis Gray property of record in Inst. 20130513 0047896 RODCT, said pin also being the southeastern corner of the herein described parcel.

Thence with said northern boundary line, N 82° 13′ 10″ W for a distance of 166.20 feet to an iron pin old, (a ½″ rebar), said pin being on the southeastern corner of the Linda Uselton property as recorded in Inst. 20130513 0047896 RODCT, said pin also being the southwestern corner of the herein described parcel.

Thence with the eastern boundary line of said Linda Uselton property and the Karyn Cox property as recorded in Inst. 20241030 0083431 the following four (4) calls, N 08° 07′ 00″ E for a distance of 194.77 feet to a fence post old.
Thence, N 05° 21′ 14″ E for a distance of 80.38 feet to a fence post old.
Thence, N 07° 06′ 18″ E for a distance of 295.73 feet to a fence post old.
Thence, N 08° 44′ 46″ E for a distance of 88.38 feet to a fence post old, said post being the southeastern corner of said Sarah Vanessa Frazier property.

Thence with said Sarah Vanessa Frazier property the following five (5) calls, N 06° 56′ 36″ E for a distance of 97.29 feet to a fence post old.
Thence, N 06° 10′ 06″ E for a distance of 97.07 feet to a fence post old.
Thence, N 06° 54′ 46″ E for a distance of 267.69 feet to a fence post old.
thence N 07° 09′ 35″ E a distance of 179.66 feet to a fence post old.
Thence, N 07° 09′ 35″ E for a distance of 97.04 feet to the point of beginning, said parcel containing 238,507 Square Feet or 5.48 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.

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 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.

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 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: 11-08-2027

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

