THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Latham Oates, Atty.
Harris, Shelton, Hanover, Walsh, PLLC
6060 Primacy Parkway, Suite 100
Memphis, Tennessee 38119

Karen Johnson Davidson County
Batch# 342500 DEEDQC
01/13/2020 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200113-0004358

DEED OF GIFT

THIS INDENTURE, made and entered into this 23 day of Dec, 2019, by and between

JAMES J. KERAS, JR.,
Grantor,

and

CLAY W. HART AND WHITNEY HART SCHICKLING,
As Tenants-in-Common,
Grantee,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee a one-third interest of his one-half interest, as Tenants-in-Common, in and to the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Condominium Unit No. 37-A on the plan of Sedberry Place, of record in Book 5050, Page 81, which amends the plan of Harding Park, II, of record in Book 4860, Page 103, both in said Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof be reference.

Being the same property conveyed to James J. Keras, Jr., a one-half interest, and to James J. Keras, Jr. as Trustee of the Gretchen Keras Hart Trust created under the Last Will and Testament of Catherine C. Keras, a one-half interest, by Executor's Quitclaim Deed of record under Register's No. 20141006-0092419, in the Register's Office of Davidson County, Tennessee.

The said James J. Keras, Jr., Trustee of the Gretchen Keras Hart Trust resigned as Trustee by Change of Trustee Agreement dated July 31, 2019, the Qualified Beneficiaries therein appointing Clay W. Hart and Whitney Hart Schickling successor Co-Trustees.

It is intended by the parties that the resulting title to the subject property shall be vested as follows: A one-half interest in Clay W. Hart and Whitney Hart Schickling, Co-Trustees of the Gretchen Keras

Hart Trust created under the Last Will and Testament of Catherine C. Keras; and as to the remaining one-half interest, two-thirds in James J. Keras, Jr. and as to the remaining one-third, one-half in Clay W. Hart and one-half in Whitney Hart Schickling, all of the parties being in title as Tenants-in-Common.

The words "Grantor" and "Grantee" as used in the singular shall include the plural and pronouns shall be construed according to their proper gender and number as the context may require.

WITNESS the signature of the Grantor the day and year first above written.

James J Keras

James Jr. Keras Jr.

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 23RD day of Dec., 2019, before me personally appeared James J. Keras, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person/s described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and seal, at office, the day and year above written.

SHEILA GILMER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Sheila Gilmer
Notary Public

My Commission Expires: 07/03/2021

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STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this 27 day of Dec., 2019.

MICHELLE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 1-18-2022

Michelle Taylor
Notary Public

My Commission Expires:

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Property address: 6020 Sedberry Road, Nashville, TN 37205
Parcel I.D. No.: 116-13-A-005

Name and address of Owner:
Entity responsible for payment of taxes:
Clay W. Hart and Whitney Hart Schickling, Co-Trustees,
James J. Keras, Jr., Clay W. Hart, and Whitney Hart Schickling
2080 Covington Pike
Memphis, TN 38128