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# 954378 DEEDQC
12/22/2022 09:48:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132009

QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 19th day of December, 2022, by and between

CLAY W. HART, WHITNEY HART SCHICKLING, individually,
and
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,
Grantor,

and

GRETCHEN KERAS HART,
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 Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the said Grantee all of their right, title and interest 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; and from James J. Keras, Jr., a one-half interest to Clay W. Hart and Whitney Hart Schickling by Deed of Gift of record under Register's No. 20210121-0009255, all 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.

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.

Clay W. Hart

Whitney Hart Schickling

Clay W. Hart, Co-Trustee
of the Gretchen Keras Hart Trust

Whitney Hart Schickling, Co-Trustee
of the Gretchen Keras Hart Trust

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 19th day of December, 2022, before me personally appeared Clay W. Hart, Whitney Hart Schickling, Clay W. Hart, Co-Trustee and Whitney Hart Schickling, Co-Trustee, 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.

Notary Public

NICHOLAS W ROLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/2025

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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 19th day of December, 2022.

Notary Public

NICHOLAS W ROLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/2025

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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:
Gretchen Keras Hart
7632 Highway 70 South, Unit 231
Nashville, TN 37221