Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143290

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2023.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 963974 DEEDWARR
01/24/2023 10:58:25 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20230124-0005377

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William J. Binkley and Patty D. Binkley 6020 Sedberry Road Nashville TN 37205	New Owner	Tax Parcel ID No. 116-13-0A-005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **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 Gretchen Keras Hart, unmarried** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William J. Binkley and Patty D. Binkley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being 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 , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Master Deed of Sedberry Place, a horizontal property regime established by Master Deed of record in Book 5095, page 181, amended in Book 5103, page 727 and in Book 5173, page 527, Register's Office .

Being the same property conveyed to Catherine C. Keras , by deed from Thomas E. Graves and spouse Sammie Jo Graves , of record in Book 9385, page 376, dated June 17, 1994, said Register's Office.

Catherine C. Keras died testate, on or about April 2, 2009. Her Last Will and Testament, was filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 09P502. Said Will directed the subject property to be administered as part of the Estate, subject to the control of the Executor, James J. Keras, Jr. Said Will further directs the Executor to distribute all right, title and interest in the subject property in equal shares to James J. Keras, Jr., individually and James J. Keras, Jr., as Trustee of the Gretchen Keras Hart Trust as established under the Last Will and Testament of Catherine C. Keras, and as evidenced by Executor's Quitclaim Deed of record in Instrument No. 20141006-0092419, dated June 27, 2014, said Register's Office. James J. Keras, Jr. conveyed a one-third interest of his remaining one-half interest to Clay W. Hart and Whitney Hart Schickling, as tenants in common, by deed of record in Instrument No. 20200113-0004359, dated January 6, 2020, said Register's Office. James J. Keras, Jr. further conveyed his remaining interest to Clay W. Hart and Whitney Hart Schickling, as tenants in common, by deed of record in Instrument No. 20210121-0009255, dated January 19, 2021, said Register's Office. Clay W. Hart, Whitney Hart Schickling, individually have since conveyed their interest in said property to Gretchen Keras Hart, by quitclaim deed of record in Instrument No. 20221222-0132009, dated December 19, 2022, said Register's Office. **The attempted conveyance by the Co-Trustees to Gretchen Keras Hart in said deed failed due to lack of authority to vest title in Gretchen Keras Hart.**

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-13-0A-005.00 CO.

Master Deed of record in Book 5095, page 181, amended in Book 5103, page 727 and in Book 5173, page 527, said Register's Office.

Matters shown on the Plan of record in Plat Book 4860, page 103 and in Plat Book 5050, page 81, said Register's Office.

This is improved property located at 6020 Sedberry Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of January, 2023.

The Gretchen Keras Trust created under the Last Will and Testament of Catherine C. Keras

Clay W Hart Co-Trustee
By: Clay W. Hart, Co-Trustee

Whitney Hart Schickling CO-TRUSTEE
By: Whitney Hart Schickling, Co-Trustee

Gretchen Keras Hart
Gretchen Keras Hart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clay W. Hart and Whitney Hart Schickling, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Gretchen Keras Hart Trust created under the Last Will and Testament of Catherine C. Keras, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of January, 2023.

Nicholas W Rollins
Notary Public

My Commission Expires: 11/3/2025

NICHOLAS W ROLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gretchen Keras Hart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2023.

Nicholas W Rollins
Notary Public

My Commission Expires: 11/3/2025

NICHOLAS W ROLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY