WARRANTY DEED

Karen Johnson Davidson County
Batch# 526602 DEEDWARR
12/08/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,163.65
20201208-0142469

File No. OA0007898

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584.770.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Scott Rather, *et ux.*	New Owner	
(NAME)	(NAME)	
178 2nd Ave #408		093-02-4A-408.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Millennium Trust Co., LLC Cust. FBO Michael J. Luthi IRA 88%, and Millennium Trust Co., LLC Cust. FBO Lisa J. Luthi IRA 12%, Tenants in Common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Scott Rather and Elizabeth K. Rather, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 408 of The Quarters Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Millennium Trust CO LLC Cust. FBO Michael J. Luthi IRA 88%, and Millennium Trust CO LLC Cust. FBO Lisa J. Luthi IRA 12%, Tenants in common by Warranty deed from Claire W. Claytor and Timothy L. Claytor, wife and husband of record in Instrument No. 20140611-0050648 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 11, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 178 2nd Ave #408, Nashville, TN 37201

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of November, 2020.

Millennium Trust Co LLC Cust. FBO Michael J. Luthi, IRA

By: Greg Tatum, Asst. Vice President

Gregory Tatum, AVP
Millennium Trust Co.,LLC
As Custodian 11/24/2020

Millennium Trust Co LLC Cust. FBO Lisa Luthi, IRA

By: Greg Tatum, Asst. Vice President

STATE OF Illinois
COUNTY OF DuPage

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Greg Tatum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Asst. Vice President of Millennium Trust Co., LLC, Cust. FBO Michael J. Luthi IRA, the within named bargainor, and that he/she as such Asst. Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Asst. Vice President.

Witness my hand this 25th day of November, 2020.

ADAM OLSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 2, 2022

Notary Public

My commission expires: 03-02-2022

STATE OF Illinois
COUNTY OF DuPage

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Greg Tatum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Asst. Vice President of Millennium Trust Co., LLC, Cust. FBO Lisa Luthi IRA, the within named bargainor, and that he/she as such Asst. Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Asst. Vice President.

Witness my hand this 25th day of November, 2020.

ADAM OLSON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 2, 2022

Notary Public

My commission expires: 03-02-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021