Karen Johnson Davidson County
Batch# 1139579 DEEDWARR
05/28/2024 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,246.16
20240528-0039061

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$336,800.00.**

Susan Maglewood
AFFIANT
SUBSCRIBED AND SWORN TO ME ON 13TH DAY OF MAY, 2024.

Kristian Booth
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-2-24

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203
File No.: 2701- FC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Grant Gibbs and Morgan Gibbs 518 Elgin St. Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	105-14-01-018.00CO

For and in consideration of the sum of Three Hundred Thirty-Six Thousand Eight Hundred And 0/100 ($336,800.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

INSPIRA FINANCIAL TRUST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS MILLENNIUM TRUST COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, HAVING CHANGED ITS NAME PURSUANT TO ARTICLES OF AMENDMENT DATED DECEMBER 27, 2023, AND FILED JANUARY 4, 2024, AT THE ILLINOIS SECRETARY OF STATE, AS CUSTODIAN FBO LISA J. LUTHI IRA

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

GRANT GIBBS AND MORGAN GIBBS, AS HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit 18, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Millennium Trust Co. LLC Custodian FBO Lisa J. Luthi IRA by Warranty Deed from Studio 1 Nashville Apartments, LLC of record in Instrument No. 20140911-0083365, dated September 8, 2014, and recorded September 11, 2014, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 801 Hillview Heights, Unit 207, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR INSPIRA FINANCIAL TRUST, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS MILLENNIUM TRUST COMPANY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, HAVING CHANGED ITS NAME PURSUANT TO ARTICLES OF AMENDMENT DATED DECEMBER 27, 2023, AND FILED JANUARY 4, 2024, AT THE ILLINOIS SECRETARY OF STATE, AS CUSTODIAN FBO LISA J. LUTHI IRA to GRANT GIBBS FOR THE TRANSFER OF PROPERTY LOCATED AT 801 HILLVIEW HEIGHTS, UNIT 207, NASHVILLE, TN 37204.]

Witness our/my hand on the 13th day of May, 2024.

Inspira Financial Trust, LLC, formerly known as Millennium Trust Company, LLC, Custodian FBO Lisa Luthi IRA

By: Agata Kiejzik 5/17/24
Authorized Signer for Inspira Financial Trust

Print Name/Title: Agata Kiejzik, Team Lead Inspira Financial Trust, LLC

ILLINOIS
STATE OF TENNESSEE
COUNTY OF DAVIDSON WILL

Before me, the undersigned, of the state and county aforesaid, personally appeared Agata Kiejzik, 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 the authorized signer of Inspira Financial Trust, LLC, an Illinois limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as authorized signer of Inspira Financial Trust, LLC.

Witness my hand and official seal this 9th day of May, 2024.

Official Seal
Steven G Blim
Notary Public State of Illinois
My Commission Expires 09/11/2024

Steven G. Blim
Notary Public
My Commission Expires: 9/11/2024

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25