Karen Johnson Davidson County
Batch# 394031 DEEDQC
04/30/2020 09:47:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200430-0045204

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
this 24 day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

ADDRESS OF NEW OWNER:
Monika M. Roske
2025 Woodmont Blvd No. 241
Nashville, TN 37215

SEND TAX BILLS TO:
Owner

Map/Parcel 117110J24100CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged and pursuant to a marital dissolution agreement, **Vincent P. Roske, Jr., ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Monika M. Roske ("Grantee")**, their heirs, successors and assigns. Said property conveyed herein is described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit no. 241 of the Hillmont 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 Hillmont Condominiums of record in Instrument No. 20040209-0015685, re-recorded in Instrument No. 20040212-0017074, amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861 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 C-1 and C-135 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Vincent P. Roske, Jr., and wife Monika M. Roske by deed from Edwin Bradley Polley and Erin Polley of record at Instrument No. 20150130-0008896 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Vincent P. Roske, Jr.

STATE OF VA)
COUNTY OF Arlington)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Vincent P. Roske, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of April, 2020.

Notary Public

My Commission Expires: 11-30-2020.

Carlos R Perez Jr
Commonwealth of Virginia
Notary Public
Commission No. 7528903
My Commission Expires 11/30/2020