Karen Johnson Davidson County
Batch# 600255 DEEDWARR
03/25/2021 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $830.65
20210325-0039428

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CREST MOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF TN )
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $224,500.00

Affiant

Subscribed and sworn to before me, this 24 day of March, 2021.

Notary Public
My Commission Expires: 5.9.2023

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Anthony G. Mikulka and<br>Carol L. Mikulka<br>2025 Woodmont Blvd, 231<br>Nashville, TN 37215 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117-11-0J-231.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARK DAVID MILNER, A MARRIED MAN**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ANTHONY G. MIKULKA AND CAROL L. MIKULKA, HUSBAND AND WIFE, 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:

**A certain condominium apartment in Davidson County, Tennessee, being Unit No. 231, together with the appurtenant interest in the common elements of the Hillmont Condominiums, A Horizontal Property Regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended by First Amendment to Master Deed of record in Instrument No. 20050404-0036415 and Second Amendment of record in Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as exhibit "C" to the aforementioned Master Deed.**

**Being the same property conveyed to CLARK DAVID MILNER, AN UNMARRIED MAN, by deed from BROOKE YODER, UNMARRIED, of record in Instrument No. 20171023-0108505, dated October 20, 2017, said Register's Office.**

*CAROLINE STEPHENS, spouse of CLARK DAVID MILNER, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.*

This is improved property commonly known as: **2025 Woodmont Blvd, 231, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 23rd day of March, 2021.

**CLARK DAVID MILNER**

**CAROLINE STEPHENS**

STATE OF Washington, DC )
)
COUNTY OF _____ )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLARK DAVID MILNER and CAROLINE STEPHENS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of March, 2021.

ANN WILKINS NOTARY PUBLIC EXP. 6-30-23 DISTRICT OF COLUMBIA

ANN WILKINS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 30, 2023

Notary Public
My Commission Expires: 06/30/23

# TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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.

E Prophet

SIGNATURE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Richelle B. Montgomery

NOTARY PUBLIC

My Commission expires: July 5, 2021

