Karen Johnson Davidson County
Batch# 1075069 DEEDWARR
11/27/2023 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20231127-0091341

	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.** Affiant Subscribed and sworn to before me, this the 22nd day of November 2023. Notary Public My commission expires: 11-21-26 (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JILL ROLAND	New Owner	117-11-0J-231.00 CO
2025 Woodmont Blvd, #231	98 Brookside Lane	
Nashville, TN 37215	Mount Arlington, NJ 07856	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY G. MIKULKA AND CAROL L. MIKULKA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JILL ROLAND, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, 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 ANTHONY G. MIKULKA AND CAROL L. MIKULKA, HUSBAND AND WIFE, by deed from CLARK DAVID MILNER, A MARRIED MAN, of record in Instrument No. 20210325-0039428, dated March 24, 2021, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2025 Woodmont Blvd, #231, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 16th day of November, 2023.

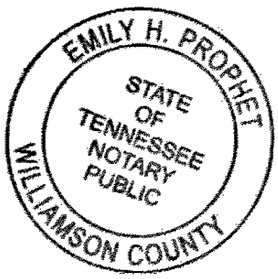
Anthony G. Mikulka by Carolynn Jeanne Mikulka, his Attorney-in-Fact
ANTHONY G. MIKULKA

Carol L Mikulka by Carolynn Jeanne Mikulka, her Attorney-in-Fact
CAROL L. MIKULKA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Carolynn Jeanne Mikulka, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Carolynn Jeanne Mikulka, to me known to be the person who executed the same as the free act and deed of the said ANTHONY G. MIKULKA AND CAROL L. MIKULKA and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said ANTHONY G. MIKULKA AND CAROL L. MIKULKA and being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2023.



Notary Public
My Commission Expires: 3.24.2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 22, 2023.

J. Carlton Drumwright

November 22, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 22, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY