This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5868-TM

Karen Johnson Davidson County
Batch# 1321903 DEEDWARR
09/15/2025 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20250915-0073562

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$465,000.00~~.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2025.

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Clark Trust 10 Randwood Lane Buffalo, NY 14216	New Owner	103-14-0A-053.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Gina Dell Tek, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Mark A. Hilton, Trustee of the Andrew Clark Trust, dated September 9, 2025** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. E-53 on the Plan of THE HILLWOOD REVISED (A CONDOMINIUM), Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act as shown on plan of record in Plat Book 6250, page 503, Register's Office for said County and as described in the Master Deed of record at Book 5280, Page 464, as being amended in Book 5281, Page 357, Book 6553, Page 108, corrected in Book 6612, Page 155, and Instrument No. 20130326-0029697 and Instrument No. 20220923-0105978; amended bylaws recorded in Book 7702, Page 606, Book 7822, Page 263, and Instrument No. 20081125-0115372, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof; together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Arthur Dickran Tek and Gina Dell Tek, Husband and Wife, by Warranty Deed from David J. Petcu and Julie N. Petcu, Husband and Wife, of record in Instrument No. 20181018-0103359, in the Register's Office of Davidson County, Tennessee, dated October 10, 2018 and recorded on October 18, 2018. The said Arthur Dickran Tek died on October 22, 2019, leaving Gina Dell Tek as surviving tenant by the entirety.

This is improved property located at: **4500 Post Road, #E53, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 15th day of September, 2025.

GRANTOR:

Gina Dell Tek

Gina Dell Tek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gina Dell Tek, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2025.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202509150073562

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **09/15/2025**.

Affiant Signature

09/15/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 09/15/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY