Karen Johnson Davidson County
Batch# 1385076 DEEDWARR
02/24/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260224-0014777

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

W-BM-25-1003

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alex Thai Trinh and Brooke Rosabella Bayuga	NEW OWNER	
(NAME)	(NAME)	**061-07-0-038.00**
1003 Malquin Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLYDE D. WALL, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX THAI TRINH, A SINGLE MAN, AND BROOKE ROSABELLA BAYUGA, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block "J" on the Plan of Broadmoor Section #2 of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 17 fronts 50 feet on the Northerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line, on which it measures 50 feet thereon.

Being the same property conveyed to Clyde D. Wall, Jr., a single man by Warranty Deed from T. Blake Cothran, a married man and Devin Rohner, a married man, as tenants in common of record in Instrument No. 20180917-0092238 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 17, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 735, Page 41, Book 819, Page 687, Book 834, Page 487 and Book 840, Page 289, in the Register's Office for Davidson County, Tennessee.
- Subject to a 15 foot wide Easement or Right of way as referenced in Installment of record in Book 1776, Page 565, in the Register's Office for Davidson County, Tennessee.
- Subject to a 15 foot wide Easement or Right of way as referenced in Installment of record in Book 2996, Page 16, in the Register's Office for Davidson County, Tennessee.
- Subject to Memorandum of Lease dated February 21, 2001, by and between Sherry B. Daniels and Charles Daniels, Jr. as Landlord and Essam Y. Beshay as Tenants of record in Instrument Number 20010316-0025460, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Malquin Dr, Nashville, Tennessee 37216**.

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 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 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 the 24th DAY OF FEBRUARY, 2026.

Clyde D. Wall, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE D. WALL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2026.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 February 24, 2026

Affiant Signature

February 24, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 24 day of February, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY