WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

G-ON-26-1489

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Shearin Walker and Robyn Daley Walker	**Same as New Owner**	
(NAME)	(NAME)	**117-12-0Q-001.00-CO**
421 Falling Creek Lane		
(ADDRESS)	(ADDRESS)	
Eads, TN 38028		
(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, **THOMAS B. MALONEY AND MEG S. MALONEY, AS CO-TRUSTEES OF THE THOMAS B. MALONEY AND MEG S. MALONEY LIVING TRUST DATED JUNE 20,2001, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM SHEARIN WALKER AND ROBYN DALEY WALKER, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1489 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1489 Woodmont Boulevard, a Horizontal Property Regime, of record in Instrument Number No. 20150602-0050953, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; as set forth in said Declaration.

Being the same property conveyed to Thomas B. Maloney and Meg S. Maloney, as Co-Trustees of The Thomas B. Maloney and Meg S. Maloney Living Trust dated June 20, 2001, and any amendments there to by Warranty Deed from Justin Spears and Jessica Spears, husband and wife of record in Instrument No. 20210312-0033613 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 12, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1489 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, with Charter and By-Laws appended thereto, of record in Instrument Number 20150602-0050953, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1489 Woodmont Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150602-0050953, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20151109-0113901, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 833, Page 127, Book 1001, page 308 and Book 1035, page 470, 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: **1489A Woodmont Boulevard, Nashville, Tennessee 37215**.

Karen Johnson Davidson County
Batch # 1415149 DEEDWARR
05/04/2026 10:21:27 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00 Warranty Deed

20260504-0039353

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 30th DAY OF APRIL, 2026.

Thomas B. Maloney and Meg S. Maloney Living Trust dated June 20,2001, and any amendments thereto

BY: Thomas Maloney
Thomas B Maloney
Co-Trustee

BY: Meg S. Maloney
Meg S Maloney
Co-Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS B MALONEY, CO-TRUSTEE of THOMAS B. MALONEY AND MEG S. MALONEY LIVING TRUST DATED JUNE 20,2001, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of April, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEG S MALONEY, CO-TRUSTEE of THOMAS B. MALONEY AND MEG S. MALONEY LIVING TRUST DATED JUNE 20,2001, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of April, 2026.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37215

Certificate of Authenticity

I, **John Gleaves** 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 4/30/26.

Affiant Signature May 1, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

