This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 1451207 DEEDWARR
07/23/2026 11:32:30 AM 9 pgs
Fees: $48.00 Taxes: $599.40
20260723-0066977

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Jalal Arya Wahidi
204 Disspayne Drive
Nashville, TN 37214

MAP 108030A03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ariel Corlew, Executrix of the Estate of Robert Wayne Hunter** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jalal Arya Wahidi and wife, Zarlasht Wahidi**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Lot 23, Unit 37, Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Davidson County, TN, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, recorded in Plat Book 5200, Page 495, said Register's Office, and as described in a Master Deed recorded in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, as amended in Book 7266, page 827, Book 7489, page 720 said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed and By-Laws amended in Book 6406, Page 799, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert W. Hunter by deed from Sharon Janette Yates of record as Instrument No. 20190722-0071319, Register's Office for Davidson County, Tennessee. Robert W. Hunter, aka Robert Wayne Hunter, unmarried, died February 14, 2026, his Death Certificate is attached as Exhibit A, testate, his estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 26P367. The Executrix, Ariel Corlew, is vested and empowered with full and complete authority to execute any and all documentation to effectuate the conveyance by Court Order attached hereto as Exhibit B. His TennCare Release is attached as Exhibit C.

This is improved property known as 939 Patio Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters: 1) all covenants, conditions and restrictions of record 2) all easements of record 3) all visible easements 4) all matters appearing on the plan of record 5) all applicable government and zoning regulations.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose.

Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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 covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS my hand this the 22nd day of July, 2026.

Ariel Corlew, Executrix of the Estate of Robert Wayne Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ariel Corlew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Executrix of **the Estate of Robert Wayne Hunter**, with full and complete authority, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of July, 2026.

NOTARY PUBLIC

TONI RUTGERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MAY 28, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $162,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2026.

NOTARY PUBLIC

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

CERTIFICATION ******

I, Rebecca Waynick, do hereby make oath that I am a licensed attorney 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 July 22, 2026.

Affiant Signature Date 7/22/2026

State of Tennessee; County of Davidson
Sworn to and subscribed before me on this 22 day of July, 2026,

Notary Public

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE

CERTIFICATION OF VITAL RECORD

Exhibit A

TENNESSEE DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

STATE FILE NUMBER 2026 009452

1. Decedent's Legal Name			2. Sex	3. Date of Death
ROBERT WAYNE HUNTER			MALE	02/14/2026
4. Time of Death (Approx.)	5a. Age	6. Date of Birth	7. Birthplace	
08:33	66	[redacted]/1960	GREENFIELD, IN	
8a. Place of Death				
HOSPICE FACILITY				
8b. Facility Name		8c. City or Town	8d. County of Death	
ALIVE HOSPICE - MURFREESBORO		MURFREESBORO	RUTHERFORD	
9. Marital Status	10. Surviving Spouse (name prior to first marriage)	11a. Decedent's Usual Occupation	11b. Kind of Business/Industry	
DIVORCED		BRANCH MANAGER	FINANCE	
12. Social Security Number	13a. Residence-State or Foreign Country	13b. County	13c. City or Town	
[redacted]3334	TENNESSEE	DAVIDSON	NASHVILLE	
13d. Street and Number		13e. Inside City Limits?	13f. Zip Code	14. Was Decedent ever in US Armed Forces?
939 PATIO DR		YES	37214	NO
15. Decedent's Education	16. Decedent of Hispanic Origin?	17. Decedent's Race		
HIGH SCHOOL GRADUATE OR GED COMPLETED	NO, NOT SPANISH/HISPANIC/LATINO	WHITE		
18. Father's Name		19. Mother's Name Prior to First Marriage		
WALTER ROBERT GENE HUNTER		JO FRANCES [redacted]		
20a. Informant's Name	20b. Relationship to Decedent	20c. Mailing Address		
ARIEL CORLEW	DAUGHTER	203 PAUL DR, MOUNT JULIET, TN 37122		
21a. Method of Disposition	21b. Place of Disposition	21c. Location		
CREMATION	NASHVILLE CREMATION SERVICE	NASHVILLE, TN		
22a. Signature of Funeral Director	22b. License Number	22c. Signature of Embalmer	22d. License Number	
▶ /e/ JAMES R PADGETT	5534	▶		
23a. Name and Address of Funeral Home			23b. License Number	
NEPTUNE SOCIETY, 1187 OLD HICKORY BLVD STE 100, BRENTWOOD, TN 37027-4240			1245	
24. Registrar's Signature		25. Date Filed		
▶ /e/ EDWARD G BISHOP III		02/18/2026		

26. Certifier

26a. ☒ PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

26b. ☐ MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.

27a. Certifier	27b. License Number	27c. Date Signed
▶ /e/ LAURA THARPE	048448	02/16/2026

27d. Name and Address

LAURA THARPE 1718 PATTERSON STREET, NASHVILLE, TN 37203

28. Part I. ENTER THE CHAIN OF EVENTS (DISEASES, INJURIES, OR COMPLICATIONS) THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

		Approximate Interval: Onset to Death
IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	a. [redacted]	
	b.	
	c.	
	d.	

Part II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. Was an Autopsy Performed? NO

29b. Were Autopsy Findings Available to Complete the Cause of Death?

30. Manner of Death	31. Did Tobacco Use Contribute to Death?	32. If Female:
NATURAL	UNKNOWN	N/A

33. If Transportation Injury, Specify:	34a. Date of Injury	34b. Time of Injury	34c. Injury at Work?	34d. Place of Injury
	34e. Describe How Injury Occurred			34f. Location of Injury

PH-1559E

RDA 10112

I certify that this is a true and correct representation of the original certificate on file with the Tennessee Office of Vital Records. This copy is not valid unless prepared on security paper displaying the state seal and signature of the State Registrar.

Date Issued: Feb-18-2026

Edward G. Bishop III
State Registrar

John R. Dunn, DVM, PhD, EMBA-SL
Commissioner

0178234471

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

202607230066977

Exhibit B

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE
(PROBATE DIVISION)

THE ESTATE OF
ROBERT WAYNE HUNTER,
Deceased.

Docket No. 26P367

ARIEL CORLEW,
Executrix.

AGREED ORDER APPROVING NONJUDICIAL SETTLEMENT AGREEMENT, AUCTION LISTING CONTRACT, CONTRACT FOR SALE, AND CONFIRMING SALE OF REAL PROPERTY

As evidenced by the signatures of the Executrix and all Residuary Beneficiaries below, the parties hereby agree as follows:

1. The Nonjudicial Settlement Agreement ("NJSA") dated May 4, 2026 (a) does not violate a material purpose or intention of the testator and (b) includes terms and conditions that could be properly approved by the court under T.C.A. § 30-2-615 or other applicable law and is hereby APPROVED;

2. The following real property, owned by the decedent, Robert Wayne Hunter, at the time of his death shall be administered as part of the estate and subject to the control of the Executrix consistent with T.C.A. § 30-2-615(c)(8), consistent with the terms of the NJSA:

> A certain condominium apartment in Davidson County, TN, described as Lot 23, Unit 37, Patio Villa, a Condominium, a Horizontal Property Regime, located on Patio Drive, Davidson County, TN, as shown on the plat of Phase Two, Condominium Site Plan, Section Three, Patio Villa, recorded in Plat Book 5200, Page 495, said Register's Office, and as described in a Master Deed recorded in Book 5970, Page 829, and re-recorded in Book 6014, Page 978, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Patio Villa, Condominium Apartments contained in the Master Deed and By-Laws amended in Book 6406, Page 799, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Robert W. Hunter by deed from Sharon Janette Yates of record as Instrument No. 20190722-0071319.

This is improved property commonly known as:
939 Patio Drive
Nashville, TN 37214

3. The Auction Listing Agreement with Bill Colson Auction & Realty Co., Inc. filed in this matter is APPROVED;

4. The Contract for Sale of Real Estate dated July 7, 2026 for $ 162,000.00 is hereby APPROVED;

5. The Executrix, Ariel Corlew, is vested and empowered with full and complete authority to execute any and all documentation to effectuate the sale approved herein and the conveyance of the same consistent with the terms of the Contracts approved herein;

6. At closing, customary fees/costs of closing (including but not limited to closing fees, document preparation fees, wire fees, and title insurance premiums) are authorized to be paid;

7. The net proceeds of sale shall be held in escrow by Brokers Escrow Services, Inc. until expiration of the creditor's period, at which time the proceeds shall be tendered to the Estate for proper administration and distribution therefrom.

IT IS SO ORDERED.

[SIGNATURE PAGE OF JUDGE OR SPECIAL MASTER AND REMAINING BENEFICIARIES TO FOLLOW]

APPROVED FOR ENTRY,

/s/Toni W. Rutgerson
TONI WAYNICK RUTGERSON, #032469
Attorney for Executrix for the
Estate of Robert Wayne Hunter
200 Nashboro Blvd
P.O. Box 17116
Nashville, TN 37217
(O) (615) 885-5707
(f) (615) 691-7308
toni@rutgersonlaw.com

Ariel Corlew
ARIEL CORLEW

APPROVED FOR ENTRY,

RACHEL MELTON

[ADDITIONAL SIGNATURE PAGE FOLLOWING]

APPROVED FOR ENTRY,

BONNIE HUNTER

[Judge or Special Master's signature page to follow]

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served via email to the addresses indicated below pursuant to T.R.C.P. 5.02, this the 8th day of July, 2026.

Ariel Corlew
203 Paul Drive
Mt. Juliet, TN 37122
darylandariel@yahoo.com

Rachel Melton
27 W. Athens St.
Englewood, TN 37329
Rahunter27@gmail.com

Bonnie Hunter
11247 Couch Mill Road
Knoxville, TN 37931
Hunter.r.owens25@gmail.com

/s/ Toni W. Rutgerson
Toni W. Rutgerson

Case Title: CORLEW V HUNTER
Case Number: 26P367
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

Exhibit C #

March 20, 2026

Toni W. Rutgerson
PO Box 17116
Nashville, TN 37217

RE: Hunter, Robert Wayne Date of Death: 2/14/2026 SSN: xxx-xx-3334
Our File Number: 182978

Toni W. Rutgerson:

The referenced decedent did not receive TennCare Long-Term Services and Supports and/or is not subject to estate recovery. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to annuities, Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust or annuity, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust or annuity when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

Under 2024