Karen Johnson Davidson County
Batch# 1456426 DEEDWARR
08/07/2026 09:46:30 AM 12 pgs
Fees: $63.00 Taxes: $666.00
20260807-0072813

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-19-2026
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF RUTHERFORD

W-CA-26-2503

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)
Nighant Meraiya and Hiteshkumar B. Patel	Same as new owner	
(NAME)	(NAME)	059-16-0-032.00
967 Grassland Pl Suite F		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **MIKE URQUHART, ADMINISTRATOR OF THE ESTATE OF WANDA ELAINE WATERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NIGHANT MERAIYA, A MARRIED MAN, AND HITESHKUMAR B. PATEL, A MARRIED MAN,** 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. 13 on the map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

Said lot fronts 40 feet on the easterly side of White's Creek Pike, and runs back 137 feet on the northerly side and 135 feet, more or less, on the southerly line to an alley in the rear on which it measures 35 feet.

An easement is herewith created for the use and benefit of the present and future owners, their heirs and assigns of Lot 13 and Lot 14 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, for the purpose of making a joint driveway using the southerly 5 feet of Lot 13 and the northerly 5 feet of Lot 14. That this easement shall run with the land and will be binding on all present or future owners of said Lots 13 and 14.

BEING the same property conveyed to Wanda E. Waters and Meyaka Chrismon as joint tenants with right of survivorship, by Quitclaim Deed from Wanda E. Waters, through Robert Greene, Trustee, dated 1/23/2019 and recorded 1/29/2019 in Instrument No. 20190129-0008597; and previously conveyed to Wanda E. Waters, by Quitclaim Deed from Michael A. Waters and Wanda E. Waters, through Robert Greene, Trustee, dated 5/21/2013 and recorded 5/29/2013 in Instrument No. 20130529-0054110; and previously conveyed to Swayzene Waters, by Quitclaim Deed from George Melvin Waters and wife, Swayzene Waters, through William L. Underhill, Trustee, dated 2/25/1982 and recorded 3/15/1982 in Book 5861, Page 943, in the Register's Office of Davidson County, Tennessee. The said Swayzene Waters, also known as Swayzene Bigham Waters-Cunningham, having since died on September 12, 2012, leaving Michael A. Waters and Wanda E. Waters as her sole surviving heirs at law pursuant to Affidavit of Heirship recorded in Instrument No. 20130529- 0054109, in the Register's Office of Davidson County, Tennessee. And being the same property previously conveyed to George Melvin Waters and wife, Swayzene Waters, by Warranty Deed from James R. Carney and wife, Edith Carney, dated 4/18/1961 and recorded in Book 3220, Page 388, in the Register's Office of Davidson County, Tennessee.

The said Wanda E. Waters a/k/a Wanda Elaine Waters died intestate on March 31, 2023. Pursuant to Order filed 10/2/25 in Probate Case 24P251 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, the current deed dated January 23, 2019 was set aside and made void. The real property became vested solely in Mike J. Urquhart, the Administrator of the Estate of Wanda Elaine Waters. See attached Exhibit A.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5321, Page 512, Register's Office for Davidson County, Tennessee.
- Easement for joint driveway as contained in Deed of record in Book 3220, Page 388, 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: **2503 Whites Creek Pk, Nashville, Tennessee 37207**.

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 3rd DAY OF AUGUST, 2026.

The Estate of Wanda Elaine Waters

BY:_____
Mike Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the THE ESTATE OF WANDA ELAINE WATERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of August, 2026.

_____
Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

STATE OF TENNESSEE

****

IN RE: ***WANDA ELAINE WATERS***

Docket No: ***24P251***

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on October 2, 2025 in the Seventh Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on June 30, 2026.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: K. Jockett
Deputy Clerk

COPY

EFILED 10/02/25 11:49 AM CASE NO. 24P251 Joseph P. Day, Clerk

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION

IN RE:	)	
	)	
ESTATE OF WATER ELAINE WATERS	)	**DOCKET NO. 24P251**
	)	
Deceased.	)	

ORDER ON PETITION TO SET ASIDE PROPERTY TRANSFER, DECLARE ESTATE INSOLVENT, TO SELL REAL PROPERTY TO PAY EXPENSES AND DEBTS, AND FOR EJECTMENT

THIS CAUSE was set to be heard on the 1st day of October, 2025, before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, upon the petition of the Administrator to set aside a property transfer, to sell the real property owned by Decedent at the time of her death to pay debts and expense, and for ejectment. The Court, having reviewed the petition, the facts of the case, and the record as a whole, finds as follows:

1. Wanda Elaine Waters (hereinafter "Decedent") died on March 31, 2023.
2. That service of process has been sufficiently accomplished on the heirs at law either through actual service and or publication, or other necessary parties.
3. That no party has filed a response to the petition nor did any party appear at the hearing that was duly noticed.
4. The State of Tennessee, Division of TennCare (hereinafter "TennCare") filed a Petition to Open Probate and Appoint Administrator on February 5, 2024.
5. TennCare filed a Verified Claim on April 30, 2024, indicating that their records reflected the Decedent had received $206,381.46 in TennCare benefits beginning

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in July 2018 through date of death and that said amount was a claim against the Estate.

6. Decedent was the sole owner of real property located at 2503 Whites Creek Pike, Nashville, TN 37207 (hereinafter "Property") in 2018 when TennCare benefits began to pay out to the Decedent.
7. Decedent received the Property in her sole name by way of Quit Claim Deed on May 21, 2013 and upon information and belief there are no mortgages on said property.
8. On January 23, 2019, subsequent to the date that the Decedent began to receive TennCare benefits, Decedent signed a Quit Claim Deed that deeded the Property to the Decedent and Meyaka Chrismon as joint tenants with right of survivorship.
9. The Court finds based upon the allegations in the complaint that said transfer was a fraudulent transfer.
10. Decedent signed the 2019 Quit Claim Deed with actual intent to hinder, delay, or defraud TennCare and future creditors in violation of T.C.A. § 66-3-305(a)(1).
11. Multiple issues point to fraud and are evident in the transfer, including:
    a. The transfer was made to a member of the Decedent's family.
    b. Decedent made the transfer for $0 and listed the consideration as "For and in consideration of love and affection and no monetary consideration."
    c. Decedent transferred to a Trustee, Robert Greene, Esq., who then subsequently, within the same document, transferred interest to the Decedent and her niece.
    d. Decedent retained possession and control of the Property after the transfer.

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e. The transfer was concealed; Decedent did not disclose the transfer to TennCare when it was made.

f. Decedent concealed her assets from TennCare as this property was not disclosed in her application for TennCare services.

g. The transfer was of substantially all of the Decedent's assets and rendered Decedent insolvent.

h. When she transferred the Property, Decedent was aware that she was in the process of incurring a large debt with TennCare.

12. Decedent, in violation of T.C.A. § 66-3-305(a)(2) made this conveyance without receiving a reasonably equivalent value in exchange for the transfer and intended to continue to incur debts beyond the debtor's ability to pay as they became due.

13. Decedent, in violation of T.C.A. §66-3-306 made the conveyance without receiving a reasonably equivalent value in exchange for the transfer, which rendered her insolvent.

14. Further, the Decedent made the transfer to an insider on behalf of an antecedent debt and or to hinder future creditors and the insider had reason to believe that the Decedent was insolvent.

15. T.C.A. §66-3-308(a)(1) states that one possible remedy in this situation would be avoidance of the transfer or obligation to the extent necessary to satisfy the creditor's claim.

16. The most recent Davidson County Tax Assessed Value on the Property is $188,700.00 at the time the petition was filed therefore the entire transfer must be set aside.

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17. That the above property should be considered property of the estate and that the transfer made be set aside.

18. Petitioner requests the Court allow the administrator to pay for an appraisal of the real property in order to obtain the proper value. Additionally, petitioner intends to place the property on the market with Urquhart Reality Co. with a standard listing contract and commissions.[1]

19. That the estate is insolvent and the claims and cost of administration cannot be paid without the real property being brought into the Estate.

20. That the real property is the only asset and is depreciating in value.

21. That there may be a current occupant of the property and normally real property sells faster and brings a higher price if unoccupied and all personal property removed.

22. That all occupants, are required to vacate the residence immediately, so that it may be prepared for sale. If said occupants fail to comply with this Order, the Administrator shall file, and the Clerk of the Court shall immediately issue a writ of restitution for the property located at 2503 Whites Creek Pike, Nashville, TN 37207.

23. That the Administrator is authorized to pay for an appraisal of the real property in order to obtain the proper value.

24. That the Administrator is authorized to place the property on the market with Urquhart Realty Co. with a standard listing contract and commissions.

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[1] As in prior petitions, the Petitioner give notice that the listing real estate agent with Urquhart Reality will be Jeremy Urquhart who is related to the petitioner. The listing agreement is their standard agreement and their standard commission rate of 6% for residential property.

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It is, therefore, **ORDERED**, **ADJUDGED** and **DECREED,** that Quitclaim Deed, Dated January 23, 2019, and recorded in the Davidson County Register of Deeds office, on January 29, 2029, bearing instrument number 20190129-008597 is hereby set aside and declared void *ab initio* and the property restored to the ownership of Wanda E Waters.

It is further **ORDERED** the real property owned by Wanda E Waters at the time of her death located at 2503 Whites Creek Pike, Nashville, TN 37207, shall be vested solely in the Administrator of the Estate of Wanda E Waters in accordance with T.C.A. § 30-2-402 and any and all interest of the heirs at law, known or unknown, in the real property shall be divested.

It is further **ORDERED** that the probate estate of Wanda E Waters is hereby declared to have insufficient probate assets for the purpose of bringing the real property located at 2503 Whites Creek Pike, Nashville, TN 37207, into the Estate as a probate asset and sold at the earliest possible date by the Administrator with the proceeds being administered as part of the probate estate to pay outstanding debts, claims, court costs and administrative fees.

It is further **ORDERED** that the Administrator shall be authorized to pay for an appraisal of the real property in order to obtain the proper value.

It is further **ORDERED** that the Administrator shall be authorized to place the property on the market with Urquhart Realty Co. with a standard listing contract and commissions or may sell the property by auction if necessary with any contract being required to receive court approval.

It is further **ORDERED** that any liens shall be paid at closing from the sale proceeds.

It is further **ORDERED** that any and all occupants of the real property are required to vacate the residence immediately and if said occupants fail to comply with this Order, the

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Administrator shall file, and the Clerk of the Court shall issue, a writ of restitution for the property located at 2503 Whites Creek Pike, Nashville, TN 37207.

[Electronic Signature Page to Follow]

JUDGE ANDRA HEDRICK

APPROVED FOR ENTRY:

/s/ Mike J. Urquhart
MIKE J. URQUHART, No. 21073
Administrator
121 E. Cedar Street
Goodlettsville, Tennessee 37072
Office: 615/251-6968
Fax: 615/251-6975
mikejurquhart@hotmail.com • urquhartadmin@comcast.net

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EFILED 10/02/25 11:49 AM CASE NO. 24P251 Joseph P. Day, Clerk

CERTIFICATE OF SERVICE

I, Mike J. Urquhart, do hereby certify that the foregoing motion was mailed, U.S. Mail, Postage Paid, First Class or by other acceptable means of service to include electronic notice to the following parties on the date indicated below:

Cameron Himes
Office of General Counsel, Division of TennCare
310 Great Circle Road
Nashville, TN 37243

Amy Elizabeth Waters
4011 South Mill Avenue
Tempe, AZ 85282

Noelle Juana Waters
1287 Carter Street
Franklin, TN 37064

Timothy Andrew Waters
(Whereabouts unknown)

Blanca Nekia Waters
206 Harris Patton Court
Franklin, TN 37064

James Waters
(Whereabouts unknown)

Meyaka Chrismon
2925 Baby Ruth Lane, Apt. 104
Antioch, TN 37013

Occupant
2503 Whites Creek Pike
Nashville, TN 37207

/s/ Mike J. Urquhart
MIKE J. URQUHART, Attorney
DATE: October 1, 2025

COPY

EFILED 10/02/25 11:49 AM CASE NO. 24P251 Joseph P. Day, Clerk

Case Title: STATE OF TENNESSEE DIVISION OF TENNCARE V WATERS
Case Number: 24P251
Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 08/03/2026 **(date of document).**

Affiant Signature

Date: August 4, 2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this August 4, 2026**.**

Notary's Signature

MY COMMISSION EXPIRES: 6-14-29

