WARRANTY DEED

Karen Johnson Davidson County
Batch # 1470703 DEEDWARR
09/10/2026 08:37:40 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20260910-0083816

JM-BMR-26-502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 5 2028

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)
Andres Robles **Melania Robles**	**Same As New Owner**	
(NAME) **501 N Marthona Rd**	(NAME)	**042-11-0-027.00-000**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **SHELLY MAYES CARMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF TERESA M. WALDRAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDRES ROBLES, UNMARRIED AND MELANIA ROBLES, UNMARRIED, AS TENANTS IN COMMON 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. 4 on the plan of Morning View Subdivision, Section One, of record in Plan Bood 2133, page 95, Register's Office for said County.

Said Lot No. 4 fronts 140 feet on the easterly margin of Marthonna Road and extends back 298.40 feet on the northerly line and 301.41 feet on the southerly line to a broken line in the rear, measuring 140.40 feet thereon.

Being the same property conveyed to Teresa M. Waldran, unmarried, by Quitclaim Deed from Phil E. Waldran, unmarried, dated September 27, 1991, and recorded October 8, 1991, in Book 8460, Page 166, Register's Office for Davidson County, Tennessee.

The said Teresa M. Waldran died testateon March 27, 2025, and her estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 25P1613. By Order Granting Petition to Sell Real Property to Pay Debts, entered June 17, 2026, the property was divested from the heirs-at-law and brought into the Estate under the sole authority of the personal representative, who was authorized to sell the same to pay debts. By Order Approving Purchase and Sale Agreement, entered September 4, 2026 (a copy of which is attached hereto), the Court approved the sale of the property.

This conveyance is made by Shelly Mayes Carman, Administrator, C.T.A. of the Estate of Teresa Waldran, pursuant to said Orders.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 2133, Page 95, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville of record in Book 6710, Page 382, 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: **502 N Marthona Rd, Madison, Tennessee 37115**.

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 4th DAY OF SEPTEMBER, 2026.

The Estate of Teresa M. Waldran

BY: Shelly Mayes Carman, Personal Representative
Shelly Mayes Carman
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLY MAYES CARMAN, PERSONAL REPRESENTATIVE of the THE ESTATE OF TERESA M. WALDRAN, 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 4th of September, 2026.

Notary Public
My Commission Expires: 1-[illegible]29
(SEAL)

Annette Scherer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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