Karen Johnson Davidson County
Batch# 1022253 DEEDWARR
07/03/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230703-0050758

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of June, 2023.

Stacy R Jacobs
Notary Public

(Affix Seal)

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2023-06-1030

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jack Davis Odum and Lisa Marie Rogai 1221 Chickadee Circle Nashville, TN 37076	New Owner	Map/Parcel 098-06-0B-062.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ella E. Flener, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack Davis Odum and Lisa Marie Rogai, as tenants in common for life, with the remainder to the survivor in fee simple,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A of Lot 65D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cordon C. Flener and Ella E. Flener, husband and wife by Warranty deed from Melinda A. Williams, unmarried of record in Instrument No. 20140917-0085060 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 17, 2014. Cordon C. Flener died on January 28, 2016, property vested in Ella E. Flener, as the surviving tenant by entirety.

This conveyance is subject to the following: Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1221 Chickadee Circle, Nashville, TN 37076 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said

GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 29th day of June, 2023:

Ella E Flener

Ella E. Flener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of June, 2023, before me personally appeared Ella E. Flener, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of June, 2023.

Notary Signature
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Certificate of Authenticity

I, Tonya Loftin, 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 6/29/2023.

Date

Tonya Loftin
Affiant Signature

July 3, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)