WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415847 DEEDWARR
05/05/2026 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,772.30
20260505-0040596

File #26-TL-1221-O

(SEAL)
SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 3.00.28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eugene Robert Nadeau and Karen Janet Nadeau	**Texana Bank NA**	
(NAME)	(NAME)	
1221 Chickadee Cir	**1680 Keller Pkwy**	**098 06 0B 062.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Keller, TX 76248**	
(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,

LISA MARIE ROGAI, AN UNMARRIED WOMAN AND JACK DAVIS ODUM, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EUGENE ROBERT NADEAU, AND KAREN JANET NADEAU, 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 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 I, Section A, of record in Instrument No. 20051122-0141076, and as shown on the Plat of record in Instrument No. 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument No. 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 Jack Davis Odum and Lisa Marie Rogai, as tenants in common for life, with the remainder to the survivor in fee simple, by Warranty Deed from Ella E. Flener, unmarried, of record in Instrument No. 20230703-0050758, in the Register's Office of Davidson County, Tennessee, dated June 29, 2023 and recorded on July 03, 2023.

Grantors do hereby affirm that said property has never been a primary marital residence for either Grantor.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1 - SECTION "A", BRIDGEWATER, as recorded in Instrument No. 20051104-0133897 and Surveyor's Certificate of Correction recorded in Instrument No. 20060608-0067981.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051024-0128043, as Supplemented in Instrument No. 20051122-0141076, as Amended in Instrument No. 20061004-0122802, Instrument No. 20071023-0125250, Instrument No. 20221227-0132542, as Declaration recorded in Instrument No. 20160212-0013733 and Amendment to the Bylaws recorded in Instrument No. 20190122-0006133.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20030827-0124253 and Instrument No. 20060120-0008000.
* Easement recorded in Book 1291, Page 99 and Book 1318, Page 28.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050222-0019150.
* Charter for Bridgewater Master Association recorded as Instrument No. 20060223-0021110.

* Charter for Bridgewater Villas Townhouse Corporation recorded as Instrument No. 20060223-0021111.
* Common Open Space Deed recorded as Instrument No. 20091110-0103837, Instrument No. 20160203-0010469 and Instrument No. 20160212-0013727.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1221 Chickadee Circle, Hermitage, 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 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 27th day of April, 2026.

Lisa Marie Rogai

Lisa Marie Rogai

STATE OF Florida

COUNTY OF Hillsborough

On this 27th day of April, 2026, before me personally appeared Lisa Marie Rogai, 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 27th day of April, 2026.

Notary Signature
My commission expires: 7-29-2028

COURTNEY NICOLE HAUGHTON
Notary Public - State of Florida
Commission # HH 576726
My Comm. Expires Jul 29, 2028
Bonded through National Notary Assn.

Jack Davis Odum

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of April, 2026, before me personally appeared Jack Davis Odum, 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 22 day of April, 2026.

Angela Marie Stinson
Notary Signature
My commission expires: 10/02/2027

ANGELA MARIE STINSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/02/2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/27/26. (date of document).

Affiant Signature

5/5/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

